



ROAD SIDE SERVICES NEEDS ASSESSMENT

**LIBERTY PROPERTIES
DEVELOPMENT LTD**

**LAND ADJACENT TO WREXHAM GOLF
CLUB, HOLT ROAD, WREXHAM**

ROAD SIDE SERVICES NEEDS ASSESSMENT

On behalf of: Liberty Properties Development Ltd

**In respect of: Land adjacent to Wrexham Golf Club, Holt Road,
Wrexham**

Date: June 2017

Reference: JB/1788ma/R004m

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1.0 Executive Summary

- 1.1 This report has been prepared to support a planning application for a new roadside service station incorporating a petrol filling station with ancillary kiosk / facilities. This report has been prepared in order to demonstrate the need for the proposed development and highlight how the application proposals are uniquely positioned in terms of its location and accessibility to serve this need.
- 1.2 There is a clear need for a roadside service station in the locality which is not currently provided for by existing provision in the locality which primarily serves more localised traffic and surrounding residential areas. This area of need is focused upon traffic using the A534 (Holt Road/Wrexham Road) and A5156 (Llan-y-pwll Link Road) to access the A483 and wider road network which includes traffic travelling to and from Wrexham Industrial Estate, including visitors to HMP Berwyn. This is the main route for traffic travelling north and north east from the industrial estate and eastern areas of Wrexham and provides direct links to the wider strategic road and motorway network.
- 1.3 The only provision which is easily accessible, suitable to serve HGVs and located on the route from and to Wrexham east/Wrexham Industrial Estate is Chester Services on the M56. Whilst this is a significantly larger facility than that proposed, it is located approximately 23 miles from Wrexham Industrial Estate, which is a significant distance and highlights the lack of other provision in the locality to serve the need. TAN18 requires Local Development Plans to allocate sites to provide such facilities where there is a clear need however no such sites are allocated within the existing UDP or emerging LDP2.
- 1.4 Providing such a facility in this location would contribute towards creating facilities where they are need and best located to meet the latent need, improving road safety by reducing the prospects of drivers having to drive long distances without being able to access suitable facilities and directly serve visitors and employees of Wrexham Industrial Estate. This in turn will help to improve the attractiveness of the Industrial Estate to existing and future occupiers whilst delivering direct employment benefits to the local area.
- 1.5 There are no other sites, or existing facilities, in the local area or on the route which the application proposals will serve that can meet this need with the application site being uniquely positioned in terms of its location, availability and suitability to serve drivers using the key route which passes the application site. As such, the application represents the only opportunity to meet the identified need thus ensuring a local facility is available to serve pass-by traffic.

INTRODUCTION AND PROPOSED DEVELOPMENT



2.0 Introduction and Proposed Development

- 2.1 This Roadside Services Needs Assessment report has been prepared by DPP on behalf of Liberty Properties Developments Ltd ('Liberty') in support of an outline planning application, with all matters reserved apart from access, for roadside services incorporating a petrol filling station with ancillary kiosk and associated car parking.
- 2.2 This assessment highlights the need for the proposed development considering the existing services provision within the area, key routes in the area and any alternative sites which could meet the identified need. Other matters, including an assessment of the proposals against other relevant policies of the adopted Local Development Plan, are considered in the submitted Planning Statement (R006m).

Site Location

- 2.3 The application site is currently a vacant undeveloped site. Whilst the site was historically used for agricultural purposes, this use ceased following the construction of the Llan-y-pwll link road (A5156) in the late 1970s/early 1980s. The site was further altered through the creation of a new enlarged roundabout at the junction of the A5156 and Holt Road (A534) in 2012 which saw an access being created into the site via a new arm off the roundabout which also serves the adjacent golf club.
- 2.4 The site is bounded to the north and east by Wrexham Golf Club, to the south by A5156 and A534 roundabout with agricultural land beyond and to the west by the A5156 with residential properties beyond. Access to the site is taken of an arm of the A5156/A534 roundabout which is shared with the adjacent Wrexham Golf Club.
- 2.5 The A5156 and A534 together provide access between the Wrexham Industrial Estate and A483, which in turn provides access to the wider strategic highway links of the A5 in the south and the A55 North Wales Coast Road in the north, on the outskirts of Chester. To the east of the site the A534 links with Nantwich, Crewe and eventually the M6 motorway.

Background

- 2.6 The site had the benefit of an historic planning permission (HOL CB00001) for a hotel/leisure complex although this has now lapsed. These proposals comprised a 54 bedroom accommodation block with a fitness centre together with a pub/restaurant, children's playbarn and managers flat. The application was considered at a similar time to the proposed upgrading of the A5156 and construction of the adjacent roundabout which is now complete. The design of the roundabout considered the potential of the site for commercial development and the need to also serve Wrexham Golf Club.
- 2.7 An application was submitted for a larger roadside service scheme by Liberty in June 2016 which included a petrol filling station with ancillary kiosk, family pub/restaurant, drive-thru restaurant

and associated car parking (application ref. P/2016/0630). This application was withdrawn in April 2017 following discussions with planning officers at the Council.

Proposed Development

- 2.8 The application proposal for the site is to create roadside services in the form of a Petrol Filling Station with ancillary kiosk providing a small convenience store with associated food and drink uses. This will include the potential for a small drive thru element within the ancillary kiosk building. The facility will serve Wrexham Industrial Estate, residents within Wrexham and other road users travelling along with A534 and A5156 and related routes.

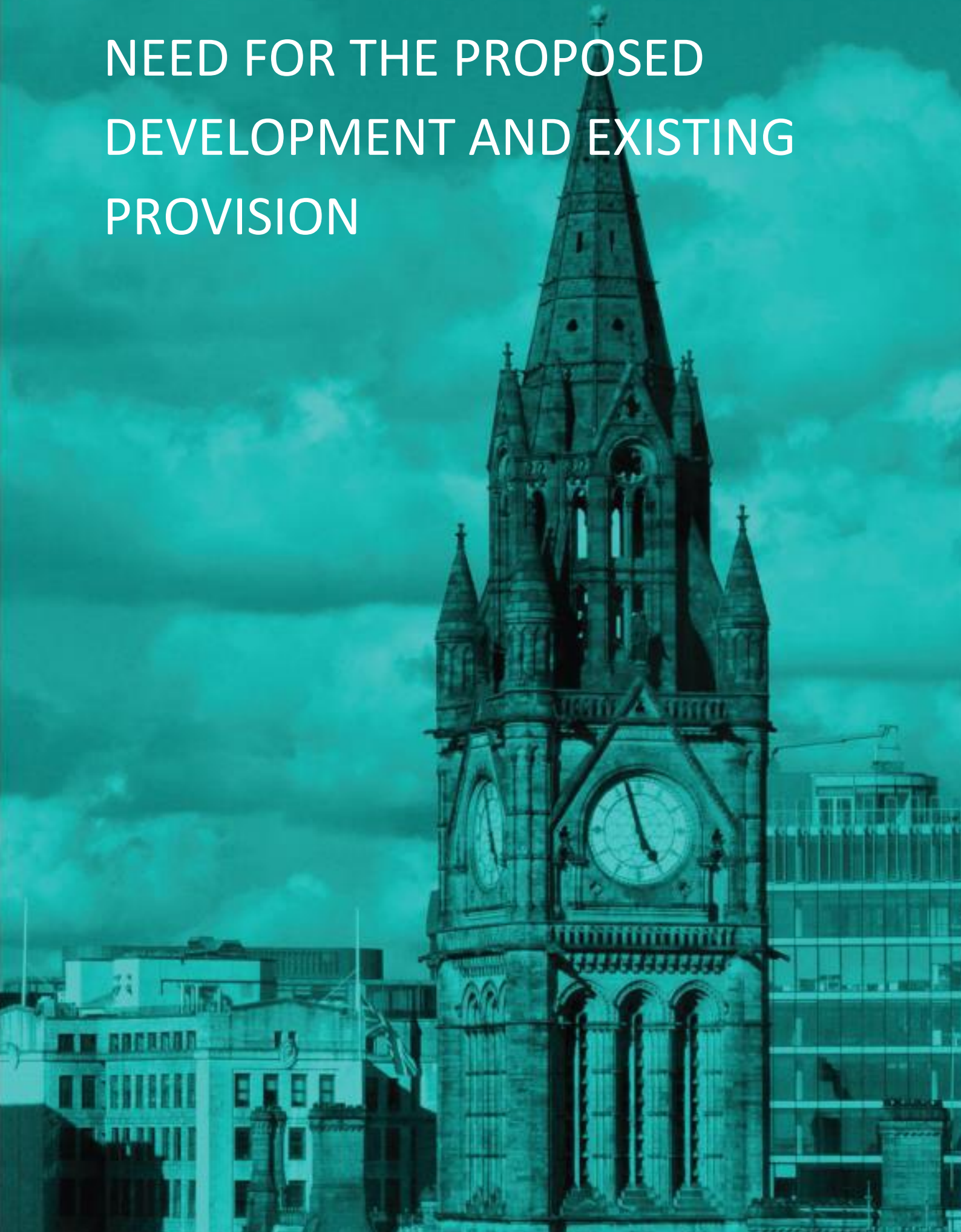
Figure 1 - Illustrative Site Layout



Rationale for the Proposed Development

- 2.9 As is set out in the following section of the report, the proposed development will serve an identified need for a service station/petrol filling station operation capable of serving traffic using the A534 (Holt Rad/Wrexham Road) and A5156 (Llan-y-pwll Link Road) to access the A483. In particular, this will serve traffic traveling to and from Wrexham Industrial Estate from and to the A483 and wider motorway network.
- 2.10 Providing such a facility in this location would contribute towards creating facilities where they are needed and best located to meet the latent need, improve road safety by reducing the prospect of drivers having to drive long distances without being able to access suitable facilities and provide facilities to serve visitors to or working at Wrexham Industrial Estate, including visitors to HMP Berwyn. This in turn, will help to improve the attractiveness of the Industrial Estate to existing and future occupiers whilst delivering direct employment benefits for the local area.

NEED FOR THE PROPOSED DEVELOPMENT AND EXISTING PROVISION



3.0 Need for the Proposed Development and Existing Provision

- 3.1 This section of the report assesses existing roadside services provision within Wrexham and the surrounding area and identifies a lack of provision and a clear need for the proposals.

Need for the Proposed Development

- 3.2 The proposed development will primarily serve traffic using the A534 (Holt Rad/Wrexham Road) and A5156 (Llan-y-pwll Link Road) to access the A483. In particular, this will serve traffic traveling to and from Wrexham Industrial Estate from and to the A483 which provides access to the wider strategic road and motorway network including the A55 / M56 to the north.
- 3.3 At present traffic travelling north and north east from Wrexham Industrial Estate generally use the A483/A55 North Wales Expressway to access the wider strategic motorway network. Currently the roadside services providing comparable facilities to those proposed and located closest to Wrexham Industrial Estate on this route is Chester Services on the M56. This is a much larger facility but it is approximately 23 miles from Wrexham Industrial Estate. This provides petrol filling, toilet facilities, food and drink and small scale retail uses along with a hotel and parking for heavy goods vehicles (HGVs).
- 3.4 Whilst there are roadside services located closer to Wrexham Industrial Estate than Chester Services; to the north of the A483/North Wales Expressway junction on Wrexham Road, the facilities provided here are relatively limited. This is located approximately half a mile from the A483/North Wales Expressway and is therefore located off this main route north and the facilities are not visible or signed from the junction. Whilst there are also other small scale facilities, including standalone Petrol Filling Stations close to this route, they are all located off the route and are therefore unlikely to be attractive, or suitable to serve traffic associated with Wrexham Industrial Estate travelling to or from the north/north east.
- 3.5 The impact of this lack of provision is that traffic does not have safe and easy access to suitable facilities in the local area and as such road users need to access such provision well outside of the Wrexham County Borough. The application proposals will provide a solution to this issue.
- 3.6 In addition to this, the proposed development will also provide an important and convenient local facility for more local road users travelling into and out of Wrexham to the east.
- 3.7 The above highlights a commercial and practical need for a roadside service station in this location. However, it should be noted that the need to provide such facilities is also recognised within the PPW Technical Advice Note (TAN) 18: Transport. Paragraph 8.7 of this TAN states that:

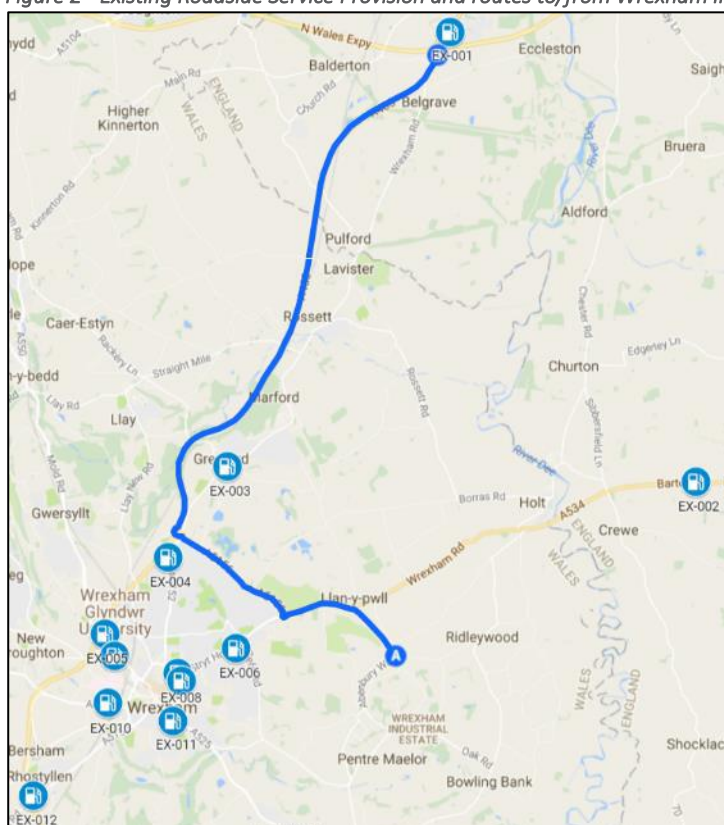
'The need for motorway and roadside service areas should be addressed within the development plan, and clear criteria should be set out against which applications should be assessed. This may require co-operation between neighbouring authorities to determine optimum locations.'

- 3.8 The existing or emerging draft Local Development Plan do not currently address this need and do not allocate any land for such uses or specific areas where such uses are to be supported. As such, the lack of planning for such provision only exacerbates the need.

Existing Roadside Service Provision

- 3.9 The following considers the current petrol filling stations which can act as roadside services in the local area and along the main routes which the proposed service station will serve. In this regard, and as already highlighted, the proposals will primarily serve traffic using the A5156 (Link Road) to access the A534 and the strategic road and motorway network beyond to the north and east. This includes the A55 (North Wales Expressway) and M56.
- 3.10 As such, the focus of search for existing roadside service provision in the local area focuses on the Wrexham area and the route along the A483 to the north to the A55. This has been the focus of the search as this is the main route which the application proposals will serve for local traffic as well as traffic travelling to and from Wrexham Industrial Estate. A plan showing this route of search as well as the locations of existing facilities within and around Wrexham, and along this route, is provided at Appendix 1 and reproduced in Figure 2 below.

Figure 2 - Existing Roadside Service Provision and routes to/from Wrexham Industrial Estate



- 3.11 The following provide a summary of each of the identified roadside service/petrol filling station provision in terms of its facilities, location and ability to serve the route identified. This should be read alongside the detail pro-forma for each facility as provided at Appendix 2.

EX-001 – Wrexham Road Service Station, Wrexham Road, Chester

- 3.12 This petrol filling station is located on Wrexham Road adjacent to Chester Business Park, 1 mile south of Chester City Centre along the A483/A55 dual carriageway intersection.
- 3.13 The Petrol Filling Station has recently been redeveloped¹ with the old facility being replaced by a modern petrol filling station including an additional 2 pumps (4 bays), a larger kiosk building providing a convenience store (SPAR) and food and drink offer in the form of Greggs Bakery and Starbucks Coffee. The facility now provides a total of 5 pumps (10 bays) along with 27 car parking spaces. No parking spaces are available for HGV vehicles.
- 3.14 The petrol filling station mainly serves the south Chester area and traffic travelling to and from Chester on Wrexham Road (A483) to the north of the A55 (North Wales Expressway) and is located around 9 miles from the application site and 10.5 miles from Wrexham Industrial Estate. As the facility is located around 450m from the A483 / A55 junction (to the south), it does not properly serve traffic using the A483/A55/M53 route to and from Wrexham. In addition, the facility is not visible or signposted from this route. As such, the existing facility does not meet the identified need, providing no facilities for HGVs, and would not serve the same market/route as the application site.

EX-002 – Texaco Barton Road Petrol Filling Station, Barton

- 3.15 This facility provides a petrol filling station on the A534, east of Barton which mainly serves traffic travelling along A534 and more localised needs from nearby villages. The petrol filling station has 4 pumps (8 bays) and a very small kiosk selling a very limited range of convenience goods. There is no HGV parking and car parking is provided informally across the site. On a recent site visit a catering trailer was operating from the site selling hot food and drinks. It is clear from a review of the facilities the offer at the petrol filling station is very limited and does not provide a true roadside service type facility comparable to the application proposals.
- 3.16 In addition to this, the facility is located around 5.4 miles to the north east of Wrexham Industrial Estate and 5.3 miles from the application site. As such, the site is also unable to serve the same market/route as the application site.

EX-003 – Texaco Gresford Service Station, Chester Road, Gresford

- 3.17 Gresford Service Station provides a 4 pump (8 bay) petrol filling station with car wash and a small convenience store (Londis) selling a limited range of convenience goods which is open 7am-9pm Monday to Friday, 8am-9pm Saturday and 8am-8pm Sunday. There is no hot food or drink offer available on the site. There is no HGV access or parking with car parking on the site being limited.
- 3.18 The facility is located on Chester Road (B5445) within Gresford and primarily serves the local area as there is a lack of pass-through traffic using the road given the proximity of the A483. As such, the facility is located off the main route that the application proposals intend to serve with the site

¹ Cheshire West and Chester Planning Permission Reference 16/02003/FUL

being located around 1 mile from the Gresford Interchange where the Llan-y-pwll Link Road (A5156) with the A483. The site is located around 2.9 miles from the application site and 4.5 miles from Wrexham Industrial Estate.

- 3.19 Given the above, the existing facility does not meet the identified need, providing very limited facilities, and would not serve the same market/route as the application site given its location.

EX-004 – Smithy View Service Station, Chester Road, Wrexham

- 3.20 This petrol filling station is an independently run fuel station located along Chester Road (A5152) within Wrexham. The Petrol filling station provides 4 pumps/4 bays and has a very small shop selling a limited range of snacks and drinks along with other types of fuel (gas, logs, etc.). There is no hot food or drink offer on the site and there is no HGV access/parking on the site.
- 3.21 The site is located around 2 miles from the application site and 3.6 miles from Wrexham Industrial Estate. Given its location within Wrexham it primarily serves the surrounding residential areas and traffic entering/leaving Wrexham along the A5152. The facility is not located on a main route to or from Wrexham Industrial Estate and is located off the route that the application proposals will serve being around 0.3 miles from the Gresford Interchange where the Llan-y-pwll Link Road (A5156) meets with the A483. Given the lack of visibility and signage from this route the facility is not suitably located to meet the same market/need as the application proposals.
- 3.22 Taking the above into account, the facilities on the site are not comparable to the application proposals and due to the location, the existing facility is clearly unable to serve the same market/route as the application site.

EX-005 – Sainsbury's Petrol Station, Plas Coch Retail Park, Wrexham

- 3.23 The Sainsbury's petrol filling station is located adjacent to their existing foodstore at Plas Coch Retail Park off Mold Road (A451) and adjacent to the A483. Given that the petrol filling station is ancillary to the main Sainsbury's foodstore it is limited in terms of its offer to a small convenience store serving a total of 9 pumps/18 fuel bays. Whilst other uses are provided within the retail park, including customer toilets and food and drink uses, these are not focused around the petrol filling station which undermines its ability to act as a true roadside service station. There is no parking within the site although parking is available within the retail park car park. There is no HGV access into the site.
- 3.24 The site is located 5.2 miles away from Wrexham Industrial Estate and 3.6 miles from the application site. Whilst it is adjacent to the A483, the facility is some 0.3 miles off the Mold Road Interchange (A483/A451) and as such requires a diversion away from the main route that the application site will serve. In addition, the petrol filling station is not visible or signposted from the A483 making it an unlikely stopping point for vehicles.
- 3.25 Considering the lack of comparable facilities around this facility and its location, the existing facility is clearly unable to serve the same market and route as the application site.

EX-006 – Taurus Service Station, Holt Road, Wrexham (Nisa)

- 3.26 The Taurus Service Station, operated by Nisa, is located off Holt Road (A534) a main route into Wrexham Town Centre from the east. The petrol filling station has 4 pumps / 8 fuel bays along with a car wash a small Nisa store offering a limited range of convenience goods although there is no hot food provision within the site. The site has spaces for car parking although there is no HGV parking or access areas within the site. Given the facilities and location, the service station serves the local residential areas along with passing traffic travelling into and out of Wrexham Town Centre from the east.
- 3.27 The site is located approximately 2.4 miles from Wrexham Industrial Estate and around 0.9 miles from the application site. As such, this petrol filling station is the closest to the application site. Nevertheless, the site is located a significant distance off the main route which the application proposals will serve. Given this, and the lack of facilities on the site, it is unable to serve the same market/need as the application site.

EX-007 – Shell Petrol Filling Station, Mold Road, Wrexham

- 3.28 The Shell petrol filling station is located off Mold Road (A451) around 0.3 miles east of the Mold Road Interchange (A483/A451). The petrol filling station has a limited offer with a small convenience store, toilets and coffee machine within it. There are no other facilities on the site or immediately adjacent to it. Whilst there are no dedicated HGV access / pumps for the site, it is understood that the site can serve HGVs.
- 3.29 The site is located 4.8 miles away from Wrexham Industrial Estate and 3.2 miles from the application site however this route requires vehicles to travel through Wrexham. Given the location of the petrol filling station it would require a diversion away from the main route that the application site will serve, being located away from the Mold Road Interchange. In addition, the petrol filling station is not visible or signposted from the A483 making it an unlikely stopping point for vehicles.
- 3.30 Considering the lack of comparable facilities around this facility and its location, the existing facility is clearly unable to serve the same market and route as the application site.

EX-008 – Asda Petrol Filling Station, Holt Road, Wrexham

- 3.31 The Asda petrol filling station is located adjacent to the existing Asda foodstore off Holt Road (A534). Given that the petrol filling station is ancillary to the main foodstore, it solely provides a fuel offer with no kiosk or ancillary facilities on the site. Whilst other uses are provided within the Asda store, including customer toilets and a cafe, these are not focused around the petrol filling station which undermines its ability to act as a true roadside service station. There is no parking within the site although parking is available within the retail park car park. There is no HGV access into the site.
- 3.32 The site is located 3.5 miles away from Wrexham Industrial Estate and 1.8 miles from the application site. Given the location close to Wrexham town centre, the site is located a significant

distance away from the route which the application proposals will serve making it an unlikely and unattractive stopping point for vehicles.

- 3.33 Considering the lack of comparable facilities around this facility and its location, the existing facility is clearly unable to serve the same market and route as the application site.

EX-009 – Tesco Petrol Filling Station, Crescent Road, Wrexham

- 3.34 The Tesco petrol filling station is located adjacent to the existing Tesco Extra foodstore and Border Retail Park off Crescent and Holt Road (A534). Given that the petrol filling station is ancillary to the foodstore, it only offers a small convenience store with a hot drink machine. Whilst other uses are provided within the Tesco store and at Border Retail Park, including customer toilets and a cafe, these are not focused around the petrol filling station which undermines its ability to act as a true roadside service station. There is no parking within the site although parking is available within the retail park car park. There is no HGV access into the site.

- 3.35 The site is located 3.3 miles away from Wrexham Industrial Estate and 1.7 miles from the application site. Given the location of the site close to Wrexham town centre, it is located a significant distance away from the route which the application proposals will serve making it an unlikely and unattractive stopping point for vehicles.

- 3.36 Considering the lack of comparable facilities around this facility and its location, the existing facility is clearly unable to serve the same market and route as the application site.

EX-010 – Morrison's Petrol Filling Station, Ruthin Road, Wrexham

- 3.37 The Morrison's petrol filling station is located adjacent to the existing Morrison's foodstore and Aldi Foodstore off Ruthin Road (A525). Given that the petrol filling station is ancillary to the foodstore, it only offers a small convenience store. Whilst other uses are provided within the Morrison's store, including customer toilets and a cafe, these are not focused around the petrol filling station which undermines its ability to act as a true roadside service station. There is no parking within the site although parking is available within the foodstore car park. There is no HGV access into the site.

- 3.38 The site is located 4.6 miles away from Wrexham Industrial Estate and 3.1 miles from the application site. Given the location of the site on the western side of Wrexham it primarily serves the local area and traffic travelling to and from Wrexham Town Centre from the west using Ruthin Road. As such, it is located a significant distance away from the route which the application proposals will serve making it an unlikely and unattractive stopping point for vehicles.

- 3.39 Considering the lack of comparable facilities around this facility and its location, the existing facility is clearly unable to serve the same market and route as the application site.

EX-011 – Texaco Petrol Filling Station, Kingsmills Road, Wrexham

- 3.40 The Texaco petrol filling station is located off Kingsmills Road (A525) to the south of Wrexham Town Centre. The petrol filling station has a limited offer in the form of a small convenience store operated by Londis. Other than the adjacent car wash, there are no other facilities on the site or immediately adjacent. Whilst there are no dedicated HGV access / pumps for the site, it is understood that the site can serve some HGVs.
- 3.41 The site is located 2.5 miles away from Wrexham Industrial Estate and 2.3 miles from the application site. Given the location of the petrol filling station, which primarily serves traffic travelling to and from Wrexham Town Centre from the south east as well as the immediate local area, it would require a significant diversion of over 2 miles away from the main route that the application site will serve.
- 3.42 Considering the lack of comparable facilities around this facility and its location, the existing facility is clearly unable to serve the same market and route as the application site.

EX-012 – Rhostyllen Service Station, Wrexham Road, Rhostyllen

- 3.43 This service station provides a 24 hour 4 pump (8 bay) petrol filling station with a small convenience store (Spar) selling a limited range of convenience goods along with a hotel (Travelodge) and food and drink offer in the form of a Starbucks coffee shop and Subway restaurant.
- 3.44 The service station is located off the A5152 Wrexham Road and adjacent to the southbound carriageway of the A483 with signposts to the services provided off the A483. The site is located around 7.2 miles from Wrexham Industrial Estate, assuming the quickest route is chosen avoiding travelling through Wrexham, and 5.5 miles from the application site. Whilst the facility serves the A483 south of Wrexham, it is located some 4.0 miles from the Gresford Interchange where traffic travelling north and east of Wrexham Industrial Estate will primarily use. As such this facility is unable to serve the same route as the application site.

EX-013 – Ruabon Service Station, Ruabon

- 3.45 This service station provides a 24 hour 7 pump (13 bay) petrol filling station, including a dedicated HGV pump, along with a small convenience store selling a very limited range of convenience goods and a coffee machine within it. Adjacent to the petrol filling station is an Indian restaurant which is primarily open in the evening highlighting its function as a local food and drink facility rather than a facility aimed at serving pass-by traffic.
- 3.46 The site is located 7.3 miles southwest of Wrexham Industrial Estate and some 4.8 miles from the Gresford Interchange where traffic traveling north and east from Wrexham Industrial Estate accesses the A483. Given the distance to the site, and the fact that it only serves northbound traffic, this facility is unable to serve the same market or route as the application site.

Conclusions

- 3.47 The application site sits on the main route from Wrexham Industrial Estate for traffic travelling north and north east with the A483 providing access to the wider strategic road and motorway network including the A55 / M56 to the north. The closest existing facilities located immediately off and visible from this route is Chester Services on the M56. Although this is a significantly larger facility it is approximately 23 miles from Wrexham Industrial Estate, a significant distance.
- 3.48 This assessment has considered existing provision in the location and in the proximity to the main route which the application proposals will serve highlighting a complete lack of roadside service provision serving this route. As such, the application proposals will ensure that Wrexham Industrial Estate and traffic travelling north from the industrial estate will be served by a high quality roadside service facility, which will include provision for HGV vehicles, as is supported by TAN18.

ALTERNATIVE SITE ASSESSMENT



4.0 Alternative Site Assessment

- 4.1 Given the clear need for the proposed development, this section of the report assesses alternative sites which could potentially accommodate the proposed development and serve the identified need. Whilst not considered necessary given the lack of allocated sites for such uses in the area, this has been prepared following a request from the local planning authority through pre-application discussions.

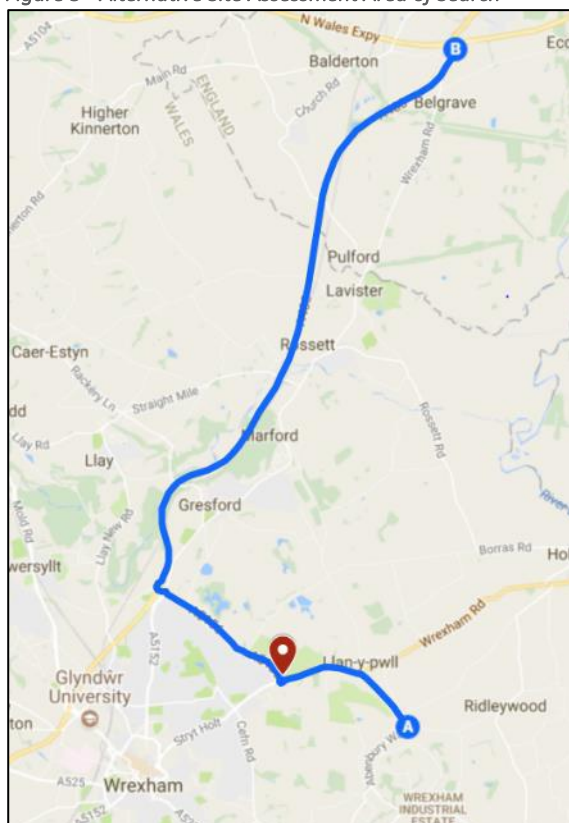
Methodology

- 4.2 The following sets out the methodology used in the identification and assessment of potentially suitable sites.

Area of Search

- 4.3 It is first necessary to determine the area of search. The focus of this is primarily based upon the route which the application proposals will serve and which currently is not served by any existing facilities as highlighted in Section 3 of this report.
- 4.4 As highlighted within Section 3, the proposed development will primarily serve traffic using the A534 (Holt Rad/Wrexham Road) and A5156 (Llan-y-pwll Link Road) to access the A483 primarily serving traffic traveling between Wrexham Industrial Estate and the A483 which provides access to the wider strategic road and motorway network including the A55 / M56 to the north. In addition, the facility will also serve the Wrexham Industrial Estate more generally as well as the local urban area.
- 4.5 Given the above, the site search has focused on sites located very close to or adjacent to the A5156, and the A483 north of Wrexham ('the target route') which have immediate or close access off these roads. Figure 3 highlights this area of search.
- 4.6 The area of search has been extended to include existing sites within and immediately adjacent to Wrexham Industrial Estate which were being actively marketed. These are included for robustness however there is a clear lack of interest from potential operators to create such a facility within Wrexham Industrial Estate given that it would fail to serve a local residential population/area and would fail to serve pass-by traffic of any sort. This would create viability issues and the customers would primarily be restricted to opening hours.

Figure 3 - Alternative Site Assessment Area of Search



- 4.7 In addition to the area of search, it is necessary for the site to be of a sufficient scale to accommodate a facility capable of serving the identified need like that shown on the illustrative proposed site plan. In this regard, whilst the application site occupies an area of around 1.6ha only around 0.9ha of this is required to accommodate the proposed development. As such, any sites must be of a similar scale (around 0.9ha) to meet the proposed need.

Assessment of Sites

- 4.8 To ensure a standard approach to assessing the suitability of sites, a standard pro-forma has been prepared which assessed the credentials of sites through scores attributed to a range of site related matters including the ability to serve the identified need and delivering the benefits associated with the scheme. The matters and scoring criteria are set out in Table 1.

Table 1 - Alternative Site Scoring Criteria

Criteria	Score			
	3	2	1	0
Availability of Site	Vacant	Agricultural	Existing Building / Use	Under Construction
Surrounding Land Use	No sensitive uses	Some sensitive uses	Surrounded by sensitive uses	N/A

Criteria	Score			
	3	2	1	0
Locality – Market Suitability ²	Main ‘A’ Road	Subsidiary ‘A’ Road or ‘B’ Road	Local Road	N/A
Locality – Ability to Serve Purpose ³	Located immediately adjacent to and with access from route	Located within 100m of route and visible from route but no direct access	Located within 250m of route	Located more than 250m from route
Existing Access Arrangements by car and HGV	Existing access into site suitable for cars and HGVs	Existing access suitable for cars but not HGVs	Existing access with potential for upgrading to be suitable to serve proposed use	No existing access
Public transport access (walking distance)	Bus stop within 100m of site	Bus stop within 500m of site	Bus stop within 1,000m of site	No bus stops or over 1,000m from site
Socio-economic impact – proximity to most deprived areas (travel distance) ⁴	Less than 1 mile from site	1-2miles from site	2-3 miles from site	3+ miles from site
Site Size	Site over 0.8ha	N/A	N/A	Site less than 0.8ha
Site Constraints	No constraints or constraints capable of being overcome	N/A	N/A	Constraints not capable of being overcome

Consideration of Sites

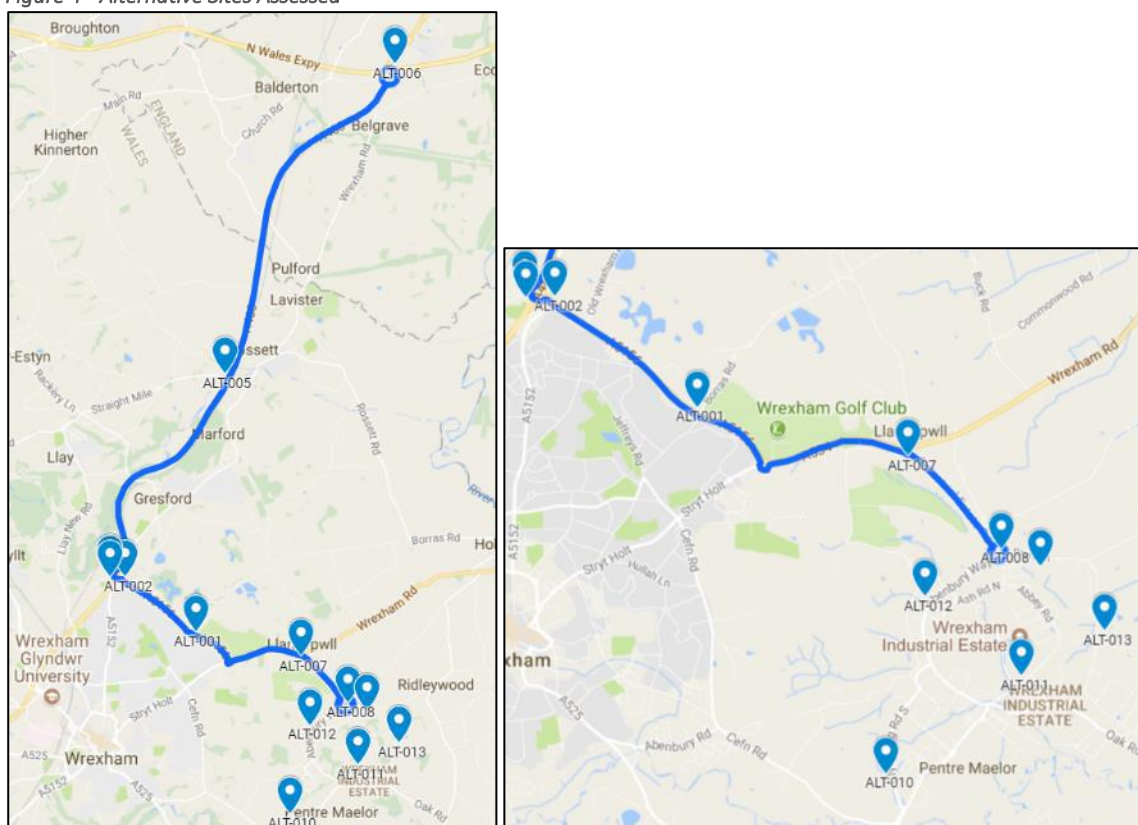
- 4.9 The following sets out the consideration of the identified sites which fall within the area of search and may be suitable/available for development as is set out in the methodology.
- 4.10 A total of thirteen sites have been identified as being worthy of further consideration and the location of these is identified at Figure 4 and at Appendix 3. Detailed pro-formas for each site are provided at Appendix 4.

² Interest to potential occupiers based on road type which the application site sits on which affects visibility and amount of pass-by traffic

³ Based on proximity to route the development will serve identified already as ‘the target route’

⁴ Based on Indices of Multiple Deprivation – 20% most deprived lower super output areas based on ‘employment’

Figure 4 - Alternative Sites Assessed



ALT-001 – Borrass Road, Holt, Wrexham

- 4.11 This site is comprised of an existing agricultural field located directly north of the roundabout junction of the Link Road (A5156) with Borrass Road. The site measures 0.7ha. It is located approximately 0.25 miles northwest of the application site and is some 2.1 miles north of the Wrexham Industrial Estate.
- 4.12 The site is in use for agriculture and is mostly flat although it falls away towards the wooded area close to Link Road. The site borders a residential dwelling to the north east, north of the site is a stream and beyond a woodland area and to the south west is the A5156. To the east is Borrass Road. The site is designated as Green Barrier by UDP policy EC1.
- 4.13 At present, there is no access serving the site and there is not potential to create an access directly off the link road and as such access will need to be taken off Borrass Road.
- 4.14 The site is considered unsuitable due to its size as it is not large enough to accommodate the application proposals and is unlikely to be attractive to potential occupiers given the difficult access arrangements. In addition, the adjacent residential property may raise issues relating to impact on amenity which would affect any potential layout, particularly when considering access and parking arrangements for HGVs.

ALT-002 – Land at Gresford Interchange

- 4.15 This site is comprised of an existing agricultural field located to the east of Gresford Interchange where the A5156 meets the A483. At 2.6ha, the site is large enough to accommodate the proposed development. It is located approximately 1.6 miles northwest of the application site and is some 3.6 miles north of the Wrexham industrial Estate.
- 4.16 The site is in use for agriculture and is surrounded by other agricultural fields. The site is designated as Green Barrier by UDP policy EC1. There is no access serving the site and there is no potential to create an access directly off Gresford Interchange or the Link Road given the proximity of other arms of the roundabout.
- 4.17 Whilst the site scores relatively highly within the assessment (74%), it is unlikely to be attractive to potential occupiers given the difficult access arrangements. In any case, the site is well separated from the existing settlement boundaries with weak boundaries to the north, east and south east and as such development on this site is likely to be resisted by the local planning authority.

ALT-003 – Land at Blue Bell Lane, Gresford Industrial Park

- 4.18 This site is a small area of unused woodland area measuring 0.33ha off Blue Bell Lane close to the Gresford Interchange. The site is located approximately 3.4 miles from Wrexham Industrial Estate allocated within the Wrexham UDP for employment uses and is adjacent to a residential area and the Wrexham technology Park.
- 4.19 The key constraint to the site is its size, with it being too small to accommodate the proposed development, in addition to the limited access arrangements and likely separation from the main route that the application proposals will serve. As such the site is clearly unsuitable to meet the identified need.

ALT-004 – Ancestral Conservatories and Charlie's Car Wash

- 4.20 This site is located adjacent to the Gresford Colliery Sports Club to the south west of Gresford Interchange. The site extends to an area of 0.35ha, meaning that it is too small to accommodate the proposed development, and is currently in active use as a conservatory showroom and car wash.
- 4.21 The site falls within the existing urban area although it is not allocated or designated for any particular use. The site benefits from an existing access into the site although this is located off Blue Bell Lane which would require a diversion off the main route that the development will serve. The existing uses on the site combined with the site size means that the site is not suitable to accommodate the proposed development.

ALT-005 – Land at Rossett Interchange

- 4.22 This site is comprised of an existing agricultural field located east of the Rossett Interchange off Llay Road. The site comprises an area of around 3.0ha and falls within the existing Green Barrier although it is well separated from the closest urban area.

- 4.23 The site is located just off the route which the application proposals will serve, approximately 7.6 miles from the industrial estate and 4.5 miles from the application site.
- 4.24 The site is unsuitable to accommodate the proposed development scoring low within the assessment (44%) due to its significant constraints which include being within an area at high risk of flooding as well as falling within a Special Landscape Area.

ALT-006 – Wrexham Road Interchange, Chester

- 4.25 The site is located north east of the A55 and A483 Wrexham interchange and comprises an area of around 1.75ha. The site is south of the Chester Business Park and the Holiday Inn Hotel is located to the north of the site. Although the site sits adjacent to the route which the application site will serve, access into the site would require a diversion of almost 0.5km and the site would clearly be unsuitable to serve the identified need.
- 4.26 Notwithstanding this, the key constraint is the fact that the site is designated as Green belt and any such development is likely to be resisted by the local planning authority. As such, the site can be discounted as being unsuitable due to its location and constraints.

ALT-007 – Land adjacent to Industrial Estate Road

- 4.27 This site extends to approximately 2.15ha and is located south west of the new roundabout junction of the A534 and Wrexham Industrial Estate link road. There are potentially also opportunities for other developments sites to be created to the south east and north of the roundabout. The site is currently in use as agricultural land with other agricultural fields bounding the site to the south and west.
- 4.28 The site and related areas around the new roundabout are designated as Green Barriers. As such, whilst the site scores relatively highly within the assessment (74%), the site cannot be considered suitable as it is unconnected to the urban area and generally isolated from other built development. As such is unlikely to be supported by the local planning authority.

ALT-008 – Land at northern entrance of Wrexham Industrial Estate

- 4.29 This site is located off Bryn Lane in Holt. The site forms part of a larger field which is currently in use for agriculture.
- 4.30 The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. As such, the site is not considered suitable to accommodate the proposed development on this basis. In addition to this, the site falls within the preferred area of search for an extension to the existing industrial as set out within the Wrexham LDP 2 Preferred Strategy document (2016), as such it is unlikely to be available for the proposed development.

ALT-009 – Land off Bryn Lane, Wrexham Industrial Estate

- 4.31 This site is located at the western edge of the Wrexham Industrial Estate and measures approximately 3.15ha. The site is located 0.5 miles from the estate's northern entrance and therefore on a road which primarily serves the employment sites located directly off it rather than a route through the industrial estate.
- 4.32 The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. In addition, the site is allocated for employment uses and as such may not be available to accommodate the proposed development. As such, the site is not considered suitable to accommodate the proposed development on this basis.

ALT-010 – Land south of Wilkinson Business Park, Wrexham Industrial Estate

- 4.33 The site extends to 0.36ha and is currently an area of scrubland. It is located west of Wrexham Industrial Estate off Clwedog Road, 1.6 miles from the north entrance.
- 4.34 The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. In addition, the site is allocated for employment uses and as such may not be available to accommodate the proposed development.
- 4.35 The site is considered unsuitable given its size and location.

ALT-011 – Land adjacent to the Bridge Business Centre

- 4.36 The site is located off Bridge Road North and is 0.73ha in size in the centre of Wrexham Industrial Estate, approximately 1 mile from the main entrance in the north.
- 4.37 The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. In addition, the site is allocated for employment uses and as such may not be available to accommodate the proposed development.
- 4.38 The site is considered unsuitable given its size and location.

ALT-012 – Land at Adenbury Way, Wrexham Industrial Estate

- 4.39 This site is located at the western edge of the Wrexham Industrial Estate and measures 1.4 ha and is a currently disused scrubland located approximately 0.5 miles from the northern entrance.
- 4.40 The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. In addition, the site is allocated for employment uses and as such may not be available to accommodate the proposed development.
- 4.41 The site is considered unsuitable given its size and location.

ALT-013 – Land to the east of Kingmoor Park, Wrexham Industrial Estate

- 4.42 This site is located at the western edge of the Wrexham Industrial Estate and is currently disused scrubland. It extends to over 2.48ha in size and is approximately 0.5 miles from the northern entrance of the Industrial Estate.
- 4.43 The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. In addition, the site is allocated for employment uses and as such may not be available to accommodate the proposed development.
- 4.44 The site is considered unsuitable given its size and location.

Conclusions on Alternative Sites

- 4.45 The above assessment establishes there are no alternative sites that could be more suitable than the proposed development site and that could adequately serve the identified need for roadside service uses in this area. It can be concluded from this that the development site is uniquely positioned in terms of its location and by reference to the facilities it will provide to serve drivers using the A5156/A534 including those travelling to and from Wrexham Industrial Estate. The application site is suitable, available and deliverable for the proposed use.

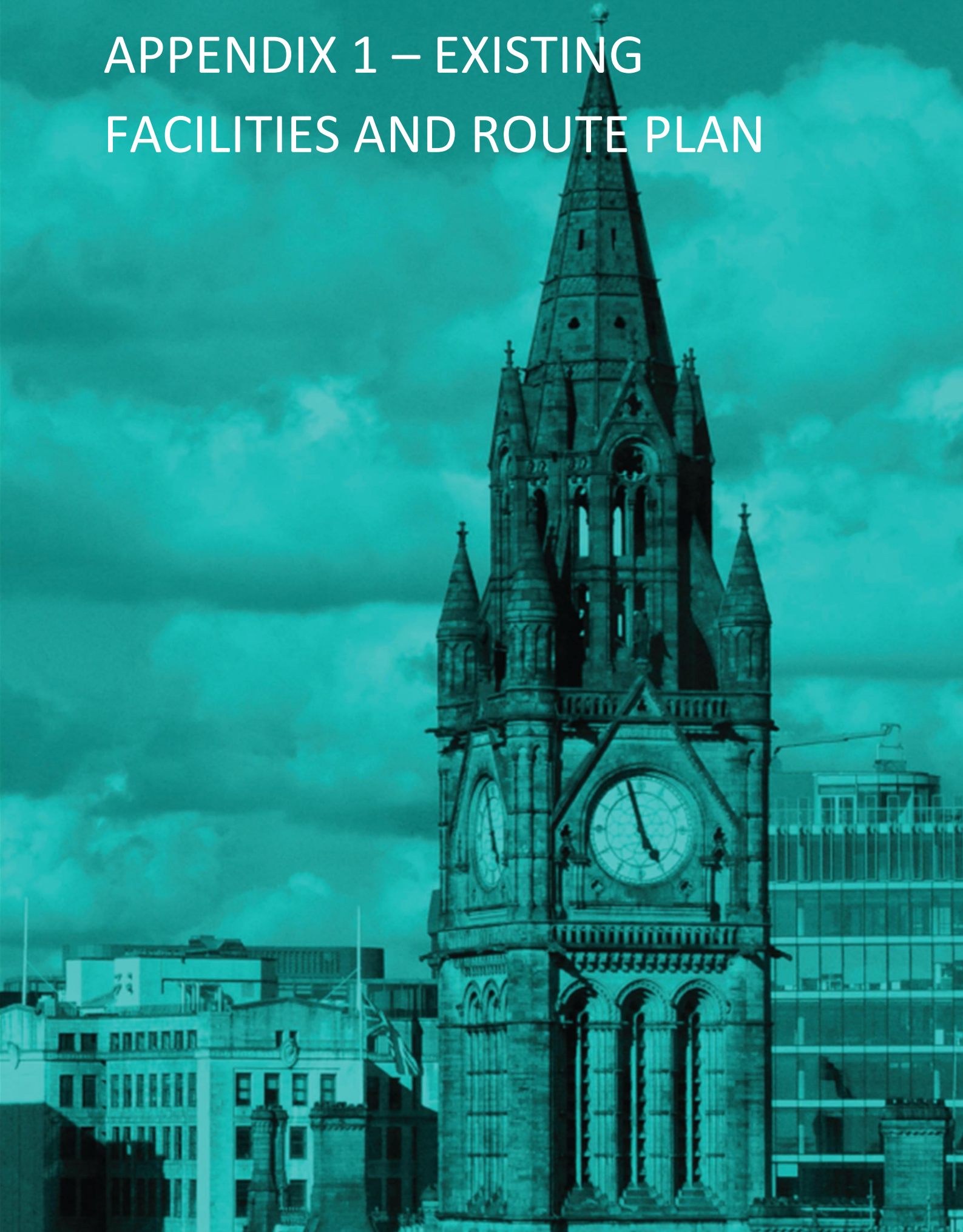
CONCLUSIONS



5.0 Conclusions

- 5.1 The proposed development is for creation of a roadside service station incorporating a Petrol Filling Station and ancillary kiosk.
- 5.2 The proposed development will serve an identified need for a service station/petrol filling station operation capable of serving traffic using the A534 (Holt Rad/Wrexham Road) and A5156 (Llan-y-pwll Link Road) to access the A483. This will serve traffic traveling to and from Wrexham Industrial Estate from and to the A483 and wider motorway network. The closest current facilities located immediately off and visible from this route is Chester Services on the M56. Although this is a significantly larger facility it is approximately 23 miles from Wrexham Industrial Estate, a significant distance.
- 5.3 Providing such a facility in this location would contribute towards creating facilities where they are needed and best located to meet the latent need, improve road safety by reducing the prospect of drivers having to drive long distances without being able to access suitable facilities and provide facilities to serve visitors to or working at Wrexham Industrial Estate, including visitors to HMP Berwyn. This in turn, will help to improve the attractiveness of the Industrial Estate to existing and future occupiers whilst delivering direct employment benefits for the local area. The importance of providing such provision is recognised within TAN18.
- 5.4 This assessment has considered existing provision in the location and in the proximity to the main route which the application proposals will serve highlighting a complete lack of roadside service provision serving this route. The existing provision is not suitable to serve the identified need by virtue of its location of the facilities provided.
- 5.5 An alternative site assessment established there are no alternative sites that would be more suitable than the proposed development site. The assessment has demonstrated that the development site is uniquely positioned in terms of its location and, by reference to the facilities it will provide, its ability to serve drivers using a wide range of important routes.
- 5.6 In conclusion, the application proposals represent the only opportunity to meet the identified need thus ensuring that visitors/users at Wrexham Industrial Estate and other pass-by traffic benefit from having a facility in the local area that is easily accessible off the primary highway network.

APPENDIX 1 – EXISTING FACILITIES AND ROUTE PLAN



Appendix 1 - Existing Facilities and Route Plan

Legend

Route to be served

Existing Facility

Plan Title: Existing Facilities & Route Plan

Site: Holt Road, Wrexham

Date: June 2017

Scale: NTS

dpp

PLANNING

The map displays the Wrexham area and its surroundings, including Chester to the north and Wrexham to the south. A blue line indicates the route to be served, starting from the north near Chester, passing through Saltney, Broughton, and Rossett, then curving south through Llay, Wrexham, and Ruabon, ending near Pont-y-blew. Existing facilities are marked with blue icons and labels: EX-001 (near Eccleston), EX-002 (near Holt), EX-003 (near Greasby), EX-004 (near Wrexham), EX-005 (near New Broughton), EX-006 (near Llan-y-pwll), EX-009 (near Wrexham), EX-010 (near Wrexham), EX-011 (near Wrexham), EX-012 (near Rhosyllen), EX-013 (near Ruabon), and EX-014 (near Pont-y-blew). The map also shows major roads like the N Wales Expy, A494, A550, A5104, A534, A525, A539, and A5, as well as the River Dee. The map data is attributed to ©2017 Google.

APPENDIX 2 – EXISTING FACILITIES ASSESSMENT



Existing Facilities – BP / Euro Garages Wrexham Road Service Station, Chester			
Site Ref No: EX-001			
Location: Wrexham Road Service Station, Wrexham Road, Chester, CH4 9DE			Site Size: 0.29ha
Site Plan/Location:		Access: A483 Wrexham Road	
 		Distance from Wrexham Industrial Estate: 10.5 miles	
		Direction from Wrexham Industrial Estate: North	
		Main Route/Area Served: South Chester and traffic travelling on A483 north of the A55	
		Year Opened (if known): Redeveloped 2017	
		Other Comments: Recently redeveloped to provide larger kiosk building including SPAR convenience store, Greggs and Starbucks and an addition 2 petrol pumps. Site is located adjacent to Chester Business Park	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	5 pumps / 10 bays
		Opening Hours	24 hours
		Air & Water	Air – No Water - No
		Car Wash	No
Hotel	Yes – Holiday Inn, Chester South	Number of Rooms	145
Food/Drink Uses	Yes	Opening Hours	24 hours
		Operator(s)	Greggs Starbucks on the go
Parking	Yes	Number of Spaces	27
HGV Access / Parking	No	Canopy Height	Unknown
Convenience Store	Yes	Opening Hours	24 hours
		Store Size	95m ² (net)
		Operator	SPAR
Toilet Facilities	Yes		
Suitability Conclusion	The petrol filling station mainly serves the south Chester area and traffic travelling to and from Chester on Wrexham Road (A483) to the north of the A55 (North Wales Expressway). In addition, as the facility is located around 450m from the A483 / A55 junction (to the south), it does not properly serve traffic using the A483/A55/M53 route to and from Wrexham given that it is not visible or signposted on this route.		
	As such, the existing facility does not meet the identified need, providing no facilities for HGVs, and would not serve the same market/route as the application site.		

Existing Facilities – Texaco Barton Road Petrol Filling Station, Barton			
Site Ref No: EX-002			
Location: Barton Road Garage/Barton Rd, Barton, SY14 7HT			Site Size: 0.09ha
Site Plan/Location:		Access: A534 Barton Road	
 		Distance from Wrexham Industrial Estate: 5.4 miles	
		Direction from Wrexham Industrial Estate: Northeast	
		Main Route/Area Served: A534 traffic and local villages.	
		Year Opened (if known): Late 60s/early 70s	
		Other Comments: Adjacent to car repair shop and car sales showroom/forecourt. PFS business recently listed for sale	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	4 pumps / 8 bays
		Opening Hours	8am-7.30pm
		Air & Water	Unknown
		Car Wash	No
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	Mobile catering trailer	Opening Hours	Unknown
		Operator(s)	N/A
Parking	Yes	Number of Spaces	8
HGV Access	No	Canopy Height	Unknown
Convenience Store	Yes	Opening Hours	8am-7.30pm
		Store Size	62m ² (gross)
		Operator	Texaco Express
Toilet Facilities	No		
Suitability Conclusion	It is clear from a review of the facilities the offer at the petrol filling station is very limited and does not provide a true roadside service type facility comparable to the application proposals. In addition to this, the facility is located around 5.4 miles to the north east of Wrexham Industrial Estate and 5.3 miles from the application site. As such, the site is also unable to serve the same market/route as the application site.		

Existing Facilities – Texaco Gresford Service Station, Chester Road, Gresford			
Site Ref No: EX-003			
Location: Chester Rd, Gresford, Wrexham, Clwyd LL12 8TL			Site Size: 0.12ha
Site Plan/Location:  		Access: B5445 Chester Road	
		Distance from Wrexham Industrial Estate: 4.3 miles	
		Direction from Wrexham Industrial Estate: Northwest	
		Main Route/Area Served: Gresford, surrounding villages and limited pass-by traffic on B5445.	
		Year Opened (if known): Unknown	
		Other Comments: N/A	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	4
		Opening Hours	7am-9pm Mon-Fri 8am-9pm Saturday 8am-8pm Sunday
		Air & Water	Air - Yes Water - Yes
		Car Wash	Yes
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	No	Opening Hours	N/A
		Operator(s)	N/A
Parking	Yes	Number of Spaces	3-4
HGV Access	No	Canopy Height	Unknown
Convenience Store	Yes	Opening Hours	As per PFS
		Store Size	67m ² (gross)
		Operator	Londis
Toilet Facilities	No		
Conclusion	A small PFS with limited facilities which are not comparable to the application proposals. The site is located off the main route that the application proposals intend to serve with the site being located around 1 mile from the Gresford Interchange where the Llan-y-pwll Link Road (A5156) meets with the A483. As such, the existing facility does not meet the identified need, providing very limited facilities, and would not serve the same market/route as the application site		

Existing Facilities – Smithy View Service Station, Chester Road, Wrexham			
Site Ref No: EX-004			
Location: Chester Rd, Wrexham, LL12 8DY			Site Size: 0.13ha
Site Plan/Location:		Access: A5152 Chester Road / 0.3 miles from Gresford Interchange junction off A483 Wrexham Road	
 		Distance from Wrexham Industrial Estate: 3.6 miles	
		Direction from Wrexham Industrial Estate: Northwest	
		Main Route/Area Served: North Wrexham and A5152 traffic into and out of Wrexham	
		Year Opened (if known): Unknown	
		Other Comments: Smithy Car & Van Hire on site	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	4 pumps / 4 bays
		Opening Hours	8am-7pm Mon-Sat 9am-6pm Sunday
		Air & Water	Air - yes Water - Yes
		Car Wash	Yes
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	No	Opening Hours	N/A
		Operator(s)	N/A
Parking	Yes	Number of Spaces	Unknown - often used by car hire/sales side of the business, so unsure of split)
HGV Access	No	Canopy Height	Includes pump with no canopy above
Convenience Store	Yes (although limited to snacks)	Opening Hours	As per PFS
		Store Size	68 m ² (gross)
		Operator	Independent
Toilet Facilities	No		
Conclusion	This petrol station is independently run and has very limited facilities on-site limited to a small shop selling snacks and other fuels. The facility is not located on a main route to or from Wrexham Industrial Estate and is located off the route that the application proposals will serve being around 0.3 miles from the Gresford Interchange where the Llan-y-pwll Link Road (A5156) meets with the A483. Given the lack of facilities and lack visibility and signage from the main route the facility is not suitably located to meet the same market/need as the application proposals.		

Existing Facilities – Sainsbury's Petrol Station, Plas Coch Retail Park			
Site Ref No: EX-005			
Location: Sainsbury's, Plas Coch Retail Park, Plas Coch Road, Wrexham LL11 2BA			Site Size: 0.24ha
Site Plan/Location:		Access: A541 Mold Road	
 		Distance from Wrexham Industrial Estate: 5.2 miles	
		Direction from Wrexham Industrial Estate: West	
		Main Route/Area Served: Wrexham (primarily north/south/west and central), traffic passing into Wrexham on A541 and visitors to existing retail park.	
		Year Opened (if known): 1991	
		Other Comments: Site sits within larger retail park including Sainsbury's foodstore, Aldi, Homebase, Currys PC World, TK Maxx and DW Sports along with a pub/restaurant and Frankie and Benny's restaurant.	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	9 pumps / 18 bays
		Opening Hours	5am-12am Mon-Fri 5am-10.30pm Saturday 6am-10pm Sunday
		Air & Water	Yes
		Car Wash	Yes
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	Yes, plus additional facilities in wider retail park	Opening Hours	As per PFS
		Operator(s)	Costa Express (Machine)
Parking	Yes, but none within PFS	Number of Spaces	N/A
HGV Access	No	Canopy Height	Unknown
Convenience Store	Yes	Opening Hours	As per PFS
		Store Size	60m ² (gross)
		Operator	Sainsbury's
Toilet Facilities	No – but available in Foodstore		
Conclusion	The petrol filling station is part of a Sainsbury's foodstore located immediately to the west of Wrexham Town Centre aimed at serving local residents and visitors to the wider retail park. Whilst there are more facilities on the wider site, these are located away from the petrol filling station and not easily accessible on foot for those requiring true roadside services. In addition, the sites location off the main route in the area, coupled with the lack of visibility from the surrounding road network restricts the facilities ability to attract passing trade. As such, this existing facility is not capable of serving the market and route that will be served by the application site.		

Existing Facilities – Nisa, Taurus Service Station, Holt Road
Site Ref No: EX-006

Location: Taurus Service Station, 194 Holt Rd, Wrexham, LL13 9EB		Site Size: 0.17ha	
Site Plan/Location:		Access: A534 Holt Road	
 		Distance from Wrexham Industrial Estate: 2.4 miles	
		Direction from Wrexham Industrial Estate: West	
		Main Route/Area Served: Eastern area of Wrexham and pass by traffic travelling into and out of Wrexham along Holt Road (A534).	
		Year Opened (if known): Unknown	
		Other Comments: N/A	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	4 pumps /8 bays
		Opening Hours	6am-10pm (Mon-Sat); 7am-10pm (Sun)
		Air & Water	Yes
		Car Wash	Yes
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	No	Opening Hours	N/A
		Operator(s)	N/A
Parking	Yes	Number of Spaces	10
HGV Access	No	Canopy Height	Unknown
Convenience Store	Yes	Opening Hours	Same as PFS
		Store Size	200m²
		Operator	Nisa Local
Toilet Facilities	No		
Conclusion	This Nisa PFS is located along the A534 Holt Road in a primarily residential area approximately 2.4 miles west of Wrexham Industrial Estate. There are limited facilities at the site and the PFS mainly serves the nearby primary residential area and traffic travelling and from Wrexham town centre to/from locations east of Wrexham. In addition, this facility is located 0.9 miles off the main route to and from the Wrexham Industrial Estate. Given the location and the limited facilities, this site is unable to serve the market and route that will be served by the application site.		

Existing Facilities – Shell Petrol Filling Station, Mold Road			
Site Ref No: EX-007			
Location: Mold Road, Wrexham, LL11 2AF			Site Size: 0.1ha
Site Plan/Location:  		Access: A451 Mold Road	
		Distance from Wrexham Industrial Estate: 4.8 miles	
		Direction from Wrexham Industrial Estate: West	
		Main Route/Area Served: Traffic from A483 Wrexham Road & West Wrexham	
		Year Opened (if known): Late 60s/Early 70s	
		Other Comments: Site located adjacent to Wrexham Glyndŵr University and the Racecourse Ground stadium.	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	4 pumps / 8 bays
		Opening Hours	24 hours
		Air & Water	Yes
		Car Wash	No
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	Yes (machine)	Opening Hours	24 hours
		Operator(s)	Costa Express Machine
Parking	Yes	Number of Spaces	unknown
HGV Access	Yes	Canopy Height	4.1m
Convenience Store	Yes	Opening Hours	24 hours
		Store Size	88m ²
		Operator	Shell
Toilet Facilities	Yes		
Conclusion	The PFS is operated by Shell and is located on the A541 Mold Road. The PFS is open 24 hours 7 days a week and has a small convenience store and toilet facilities. This PFS serves the immediate area to the northwest of Wrexham Town Centre and traffic travelling from A483 Wrexham Road to and from the Wrexham Town Centre. The site is located well off the route which the application proposals will serve an around 4.8 miles from Wrexham Industrial Estate. As such, the site clearly does not serve the same market/need as the application proposals.		

Existing Facilities – Asda Petrol Filling Station, Holt Road			
Site Ref No: EX-008			
Location: Holt Rd, Wrexham, Clywd LL13 8HL			Site Size: 0.15ha
Site Plan/Location:  		Access: Powell Road / Bodhyfryd (A5152)	
		Distance from Wrexham Industrial Estate: 3.5 miles	
		Direction from Wrexham Industrial Estate: West	
		Main Route/Area Served: Central Wrexham / A5152	
		Year Opened (if known): 2000	
		Other Comments: Payment for fuel is through drive thru kiosk or pay at pump.	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	4 pumps / 8 bays
		Opening Hours	24 hours
		Air & Water	Air – Yes Water -Yes
		Car Wash	No
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	No but available in Asda store.	Opening Hours	N/A
		Operator(s)	N/A
Parking	No	Number of Spaces	N/A
HGV Access	No	Canopy Height	Unknown
Convenience Store	No	Opening Hours	N/A
		Store Size	N/A
		Operator	N/A
Toilet Facilities	No		
Other			
Conclusion	Drive Thru format PFS serving Asda customers, the local area and pass through localised traffic. Given the drive thru element of the PFS, there are no facilities provided on the site highlighting its role as ancillary to that of the main Asda foodstore. Nevertheless, there are toilet facilities and a café provided within the Asda store although this is located away from the petrol filling station.		
	The facility is located 3.5 miles west of Wrexham Industrial Estate and serves a different area/route than the proposed development. Any drivers travelling to and from the Wrexham Industrial Estate would need to make a significant diversion to use the limited facilities.		

Existing Facilities – Tesco Petrol Filling Station, Wrexham			
Site Ref No: EX-009			
Location: Crescent Rd, Wrexham LL13 8HF			Site Size: 0.3ha
Site Plan/Location:  		Access: A5152 Powell Road and A534 Holt Road roundabout	
		Distance from Wrexham Industrial Estate: 3.3 miles	
		Direction from Wrexham Industrial Estate: West	
		Main Route/Area Served: Central Wrexham / A5152 / A534	
		Year Opened (if known): 2000	
Other Comments:			
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	8 pumps / 16 bays
		Opening Hours	24 hours
		Air & Water	Air – Yes Water -yes
		Car Wash	Yes
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	Yes - Machine	Opening Hours	24 hours
		Operator(s)	Costa coffee machine
Parking	Yes	Number of Spaces	6
HGV Access	No	Canopy Height	3.7m
Convenience Store	Yes	Opening Hours	24 hours
		Store Size	160m ²
		Operator	Tesco
Toilet Facilities	Within Foodstore		
Conclusion	The PFS primarily serves those visiting the Tesco store and Border Retail Park as well as the local area and Wrexham Town Centre. The facilities provided at the PFS are limited and although there are more facilities available on the retail park, these are located away from the petrol filling station limiting the site’s ability to operate as a true road side service station.		
	The facility is located 3.3 miles west of Wrexham Industrial Estate and serves a different area/route than the proposed development. Any drivers travelling to and from the Wrexham Industrial Estate would need to make a significant diversion to use the limited facilities.		

Existing Facilities – Morrisons Petrol Filling Station, Wrexham			
Site Ref No: EX-010			
Location: Ruthin Rd, Wrexham, Wales LL13 7TU			Site Size: 0.28ha
Site Location: 		Access: A525 Ruthin Road	
		Distance from Wrexham Industrial Estate: 4.6 miles	
		Direction from Wrexham Industrial Estate: West	
		Main Route/Area Served: A525 Ruthin Road & West Wrexham	
		Year Opened (if known): 2011	
		Other Comments:	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	6 Pumps / 12 bays
		Opening Hours	6.30am-11pm (Mon-Sat); 8am-8pm (Sun)
		Air & Water	No
		Car Wash	Yes
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	No	Opening Hours	N/A
		Operator(s)	N/A
Parking	No	Number of Spaces	N/A
HGV Access		Canopy Height	Unknown
Convenience Store	Yes	Opening Hours	6.30am-11pm (Mon-Sat); 8am-8pm (Sun)
		Store Size	Unknown
		Operator	Morrisons
Toilet Facilities	No		
Conclusion		The PFS primarily serves those visiting the Morrisons and Aldi stores as well as the local area and traffic travelling to and from Wrexham Town Centre from the east along the A525 (Ruthin Road). The facilities provided at the PFS are limited and although there are more facilities available within the foodstore, these are located away from the petrol filling station limiting the site’s ability to operate as a true road side service station.	
		The facility is located 4.6 miles west of Wrexham Industrial Estate and serves a different area/route than the proposed development. Any drivers travelling to and from the Wrexham Industrial Estate would need to make a significant diversion to use the limited facilities.	

Existing Facilities – Texaco Petrol Filling Station, Wrexham

Site Ref No: EX-011

Location: Kingsmills Rd, Wrexham LL13 8NH

Site Size: 0.15ha

Site Plan/Location:



Access: A525 Kingsmills Road

Distance from Wrexham Industrial Estate: 2.5 miles

Direction from Wrexham Industrial Estate: West

Main Route/Area Served:

South/central Wrexham

Year Opened (if known): Unknown

Other Comments: N/A

Facilities:

Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	4 pumps / 8 bays
		Opening Hours	24 hours
		Air & Water	Yes
		Car Wash	Yes – adjacent site
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	Yes	Opening Hours	24 hours
		Operator(s)	Costa Coffee
Parking	Yes	Number of Spaces	5
HGV Access	Yes	Canopy Height	4.2m
Convenience Store	Yes	Opening Hours	24 hours
		Store Size	115m ²
		Operator	Londis
Toilet Facilities	No		

Conclusion

The PFS is located along A525, Kingsmill Road some 2.5 miles west of the Wrexham Industrial Estate and is south of Wrexham Town Centre. This PFS predominately serves the Hightown residential area of Wrexham, and traffic travelling to and from Wrexham Town Centre from/to the south/south east.

Although open 24 hours this is a small PFS with limited additional facilities. This PFS would not serve the Wrexham Industrial Estate as it is not situated on a main route from the industrial estate, especially most vehicles wanting to travel north to the M56 or east to the M6.

Existing Facilities – Rhostyllen Service Station			
Site Ref No: EX-012			
Location: Wrexham Rd, Rhostyllen, Wrexham LL14 4EJ			Site Size: 0.68ha
Site Plan/Location:  		Access: A5152 Wrexham Road (off A483)	
		Distance from Wrexham Industrial Estate: 7.2 miles (avoiding route through Wrexham)	
		Direction from Wrexham Industrial Estate: West	
		Main Route/Area Served: Traffic on the A5152 & A483	
		Year Opened (if known): Unknown	
Other Comments: Site is signposted off A483. Existing Starbucks and Subway formerly a Little Chef restaurant.			
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	4 pumps / 8 bays
		Opening Hours	24 hours
		Air & Water	Air – yes Water - No
		Car Wash	No
Hotel	Yes - Travelodge	Number of Rooms	Unknown
Food/Drink Uses	Yes	Opening Hours	Starbucks 6:30-19:30 – Mon-Fri, 7:30-19:00 – Sat, 9:00-18:30 – Sun Subway 7:00-21:00 – Mon-Thurs, 7:00-22:00 – Fri, 8:00-22:00 – Sat, 8:00-21:30 – Sun
		Operator(s)	Starbucks & Subway
Parking	Yes	Number of Spaces	Circa 60
HGV Access	Yes	Canopy Height	4.0 metres
Convenience Store	Yes	Opening Hours	24 hours
		Store Size	130m ²
		Operator	Spar
Toilet Facilities	Yes		
Other			
Conclusion		This small service station includes a petrol filling station, hotel and food and drink uses located along the A5152 at Rhostyllenn and adjacent to the A483. Whilst the site is not visible from the A483, there are signposts to it off the A483 meaning it can serve this route as well as traffic travelling on the A5152 out of Wrexham. Whilst adjacent to the A483, its location south west of Wrexham means that it is unable to serve traffic from the industrial travelling north.	

Existing Facilities – Ruabon Service Station			
Site Ref No: EX-013			
Location: Ruabon by Passage, Ruabon, Wrexham LL14 6YY			Site Size: 0.65ha
Site Plan/Location: 		Access: A483 (northbound only)	
		Distance from Wrexham Industrial Estate: 7.3 miles	
		Direction from Wrexham Industrial Estate: Southwest	
		Main Route/Area Served: A483 (northbound only)	
		Year Opened (if known): Unknown	
		Other Comments: N/A	
Facilities:			
Facility	Yes/No	Facility Details	
Petrol Filling Station	Yes	Number of Pumps	7 pumps / 13 bays
		Opening Hours	24 hours
		Air & Water	Air-Yes
		Car Wash	Yes
Hotel	No	Number of Rooms	N/A
Food/Drink Uses	Yes	Opening Hours	Costa Machine: 24 hours Maahis: 17:00-22:30 Mon-Thurs 17:00-23:00 Fri-Sat 15:00-22:00 - Sun
		Operator(s)	Costa Coffee machine Maahis Indian Restaurant
Parking	Yes	Number of Spaces	Unknown
HGV Access	Yes	Canopy Height	Unknown – HGV pump to side of canopy
Convenience Store	Yes	Opening Hours	24 hours
		Store Size	140m ²
		Operator	Shop’N Drive
Toilet Facilities	Yes		
Other			
Conclusion		This service station with adjacent restaurant is located on the on the A483 at Ruabon, south of Wrexham and is accessed via the northbound carriageway only. There are only limited facilities at this facility with the restaurant being focused on serving the local area, with evening opening times, and the petrol filling station having a limited offer.	
		The site is located 7.3 miles southwest of Wrexham Industrial Estate and some 4.8 miles from the Gresford Interchange where traffic traveling north and east from Wrexham Industrial Estate accesses the A483. Given the distance to the site, and the	

	fact that it only serves northbound traffic, this facility is unable to serve the same market or route as the application site.
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APPENDIX 3 – ALTERNATIVE SITES PLAN



Appendix 3 - Alternative Sites Plan

Legend

Route to be served

Alternative Site

Application Site

Plan Title: Existing Facilities & Route Plan

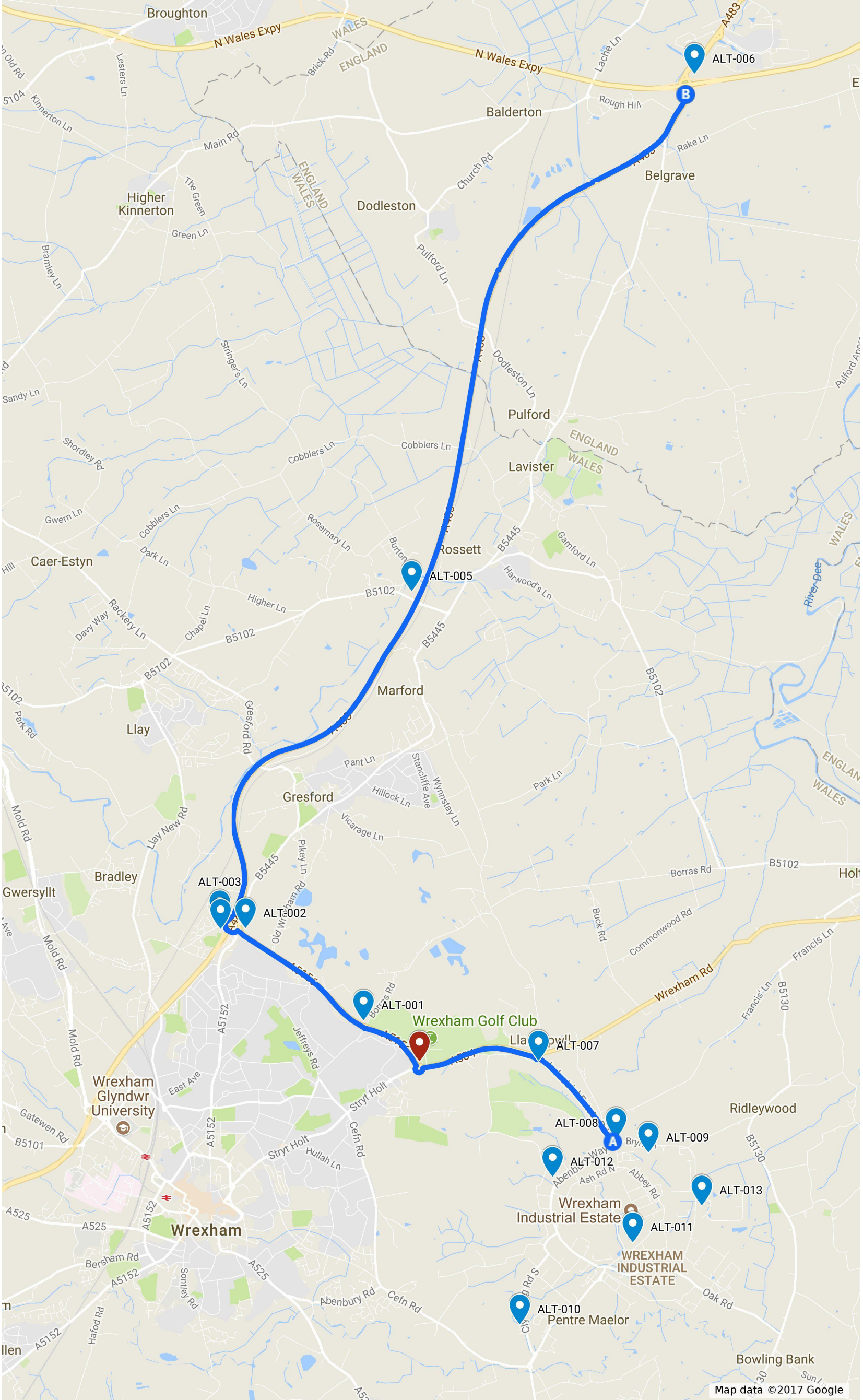
Site: Holt Road, Wrexham

Date: June 2017

Scale: NTS

dpp

PLANNING



APPENDIX 4 – ALTERNATIVE SITES ASSESSMENT



Alternative Site Assessment – Borrás Road			
Site Ref No: ALT-001			
Location: Borrás Rd, Holt, Wrexham LL13 9LZ			Size: 0.7ha
Distance from Wrexham Industrial Estate: 2.1 miles			Green Barrier Site? Yes
Distance from existing Petrol Filling Station: 1.0 mile			
Site Plan:		General Profile and Use: Agricultural field	
		Access and Rights of Way: None	
		Topography: Mostly flat although falling away to western boundary towards the Link Road boundary.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Residential dwelling to the north east; woodland & stream north; A5156 to south west and & Borrás Rd to the east.	
		Known Constraints: Part of site at low flood risk from surface water	
		Planning Policy Position: UDP Policy EC1: Green Barriers UDP Policy MW9: Protection of Mineral Resources	
Assessment Appraisal:			
Criteria (out of 3)	Score	Comments	
Availability:	2	Agricultural use	
Surrounding Land Uses:	2	One dwelling to the north east of the site.	
Location – Market Suitability:	3	Located immediate adjacent to main 'A' road (A5156)	
Location – Ability to Serve Purpose:	2	Adjacent to route to be served but no ability to provide direct access from main route. New access off Borrás Road would be within 100 of route.	
Existing Access Arrangements – by car and HGV:	0	No existing access into site.	
Accessibility by Public Transport:	2	Around 215m walk from nearest bus stop.	
Socio-Economic impact:	2	1.5 miles from nearest area within 20% most deprived.	
Site Size	0	Site too small to accommodate proposed development	
Site Constraints	3	No constraints identified which could not be overcome.	
Total Score (out of 27):	16 (59%)		
Conclusion		This site is comprised of an existing agricultural field located directly north of the roundabout junction of the Link Road (A5156) with Borrás Road. The site measures 0.7ha. It is located approximately 0.25 miles northwest of the application site and is some 2.1 miles north of the Wrexham industrial Estate. The site is in use for agriculture and is mostly flat although it falls away towards the wooded area close to Link Road. The site borders a residential dwelling to the north east, north of the site is a stream and beyond a woodland area and to the south west is the A5156. To the east is Borrás Road. The site is designated as Green Barrier by UDP policy EC1. At present, there is no access serving the site and there is not potential to create an access directly off the link road and as such access will need to be taken off Borrás Road. The site is considered unsuitable due to its size as it is not large enough to accommodate the application proposals and is unlikely to be attractive to potential occupiers given the difficult access arrangements. In addition, the adjacent residential property may raise issues relating to impact on amenity which would affect any potential layout, particularly when considering access and parking arrangements for HGVs.	

Alternative Site Assessment – Gresford Interchange			
Site Ref No: ALT-002			
Location: Land at Gresford Interchange, A5156, Wrexham LL12 8LQ			Size: 2.6ha
Distance from Wrexham Industrial Estate: 3.6 miles			Green Barrier Site? Yes
Distance from existing Petrol Filling Station: 0.5 miles			
Site Plan:		General Profile and Use: Open agricultural field including a small enclave of wooded land between busy roundabout and other agricultural fields.	
		Access and Rights of Way: None	
		Topography: Flat, with woodland currently on site.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Agricultural to the north, east and south east; A5156 Link road to the south/southwest and Gresford Interchange to west.	
		Known Constraints: Part of site low and medium flood risk from surface water.	
		Planning Policy Position: UDP Policy EC1: Green Barriers UDP Policy MW9: Protection of Mineral Resources	
Assessment Appraisal:			
Criteria (out of 3)	Score	Comments	
Availability:	2	Agricultural Use	
Surrounding Land Uses:	3	No sensitive land uses on borders.	
Location – Market Suitability:	3	Located on main route.	
Location – Ability to Serve Purpose:	2	Located adjacent to Link Road but not real opportunity for direct access.	
Existing Access Arrangements – by car and HGV:	0	No current access into site.	
Accessibility by Public Transport:	3	Circa 80m walk to the nearest bus stop.	
Socio-Economic impact:	1	2.2 miles from nearest area within 20% most deprived.	
Site Size	3	Site capable of accommodating proposed development.	
Site Constraints	3	No constraints identified which could not be overcome.	
Total Score (out of 27):	20 (74%)		
Conclusion		This site is comprised of an existing agricultural field located to the east of Gresford Interchange where the A5156 meets the A483. At 2.6ha, the site is large enough to accommodate the proposed development. It is located approximately 1.6 miles northwest of the application site and is some 3.6 miles north of the Wrexham industrial Estate. The site is in use for agriculture and is surrounded by other agricultural fields. The site is designated as Green Barrier by UDP policy EC1. There is no access serving the site and there is not potential to create an access directly off Gresford Interchange or the Link Road given the proximity of other arms of the roundabout. Whilst the site scores relatively highly within the assessment (74%), it is unlikely to be attractive to potential occupiers given the difficult access arrangements. In any case, the site is well separated from the existing settlement boundaries with weak boundaries to the north, east and south east and as such development on this site is likely to be resisted by the local planning authority.	

Alternative Site Assessment – Blue Bell Lane, Gresford Industrial Park			
Site Ref No: ALT-003			
Location: Land at Blue Bell Ln, Gresford, Wrexham LL12 8EJ			Size: 0.33ha
Distance from Wrexham Industrial Estate: 3.4 miles			Green Barrier Site? No
Distance from existing Petrol Filling Station: 0.5 miles			
Site Plan:		General Profile and Use: Landscaped/wooded area to the south of Gresford Industrial Park.	
		Access and Rights of Way: None	
		Topography: Mostly flat, with woodland currently on site.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Gresford Industrial Park and electricity substation to the north. Residential area to the west and Gresford Interchange to the south/east.	
		Known Constraints: Part of site low flood risk from surface water (Natural Resources Wales)	
		Planning Policy Position: UDP Policies E1, E2, E7: Employment Site (#23)	
Assessment Appraisal:			
Criteria (out of 3)	Score		Comments
Availability:	1		Undeveloped but allocated for employment uses
Surrounding Land Uses:	2		Residential properties to the west.
Location – Market Suitability:	3		Located on interchange of main 'A' road.
Location – Ability to Serve Purpose:	2		Located off main route but visible from route and within 100m.
Existing Access Arrangements – by car and HGV:	0		No existing access into site
Accessibility by Public Transport:	2		160m from bus stop
Socio-Economic impact:	1		2.3 miles from area within 20% most deprived.
Site Size	0		Site too small to accommodate proposed development.
Site Constraints	3		No constraints identified which could not be overcome.
Total Score (out of 27):	14 (52%)		
Conclusion		This site is a small area of unused woodland area measuring 0.33ha off Blue Bell Lane close to the Gresford Interchange. The site is located approximately 3.4 miles from Wrexham Industrial Estate allocated within the Wrexham UDP for employment uses and is adjacent to a residential area and the Wrexham technology Park. The key constraint to the site is its size, with it being too small to accommodate the proposed development, in addition to the limited access arrangements and likely separation from the main route that the application proposals will serve. As such it is clear that the site is clearly unsuitable to meet the identified need.	

Alternative Site Assessment – Ancestral Conservatories and Charlie’s Car Wash			
Site Ref No: ALT-004			
Location: Blue Bell Lane, Pandy, Wrexham LL12 8EE			Size: 0.35ha
Distance from Wrexham Industrial Estate: 3.5 miles			Green Barrier Site? No
Distance from existing Petrol Filling Station: 0.6 miles			
Site Plan:		General Profile and Use: Site currently occupied by a hand car was as conservatory/window show/sales area.	
		Access and Rights of Way: Existing pedestrian and vehicle access off Blue Bell Lane.	
		Topography: Flat	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Gresford Colliery Sports & Social Club to the south and west, Blue Bell Lane to the North and Gresford Interchange to the east.	
		Known Constraints: Part of site within Low flood risk area from surface water	
		Planning Policy Position: Within Urban Area.	
Assessment Appraisal:			
Criteria (out of 3)	Score	Comments	
Availability:	1	Existing car washing and conservatory/window sales on site.	
Surrounding Land Uses:	2	Gresford Colliery Sports Club and residential properties to the west and north west of the site.	
Location – Market Suitability:	3	Located on interchange of main ‘A’ road.	
Location – Ability to Serve Purpose:	2	Located just off route, particularly travelling from the north to industrial estate with no direct access into the site.	
Existing Access Arrangements – by car and HGV:	3	Existing access road which could potentially serve HGVs.	
Accessibility by Public Transport:	2	Bus stop located around 160m away.	
Socio-Economic impact:	1	2.3 miles from area within 20% most deprived.	
Site Size	0	Site too small to accommodate proposed development.	
Site Constraints	3	No constraints identified which could not be overcome.	
Total Score (out of 27):	17 (63%)		
Conclusion		This site is located adjacent to the Gresford Colliery Sports Club to the south west of Gresford Interchange. The site extends to an area of 0.35ha, meaning that it is too small to accommodate the proposed development, and is currently in active use as a conservatory showroom and car wash. The site falls within the existing urban area although it is not allocated or designated for any particular use. The site benefits from an existing access into the site although this is located off Blue Bell Lane which would require a diversion off the main route that the development will serve. The existing uses on the site combined with the site size means that the site is not suitable to accommodate the proposed development.	

Alternative Site Assessment – Rossett Interchange			
Site Ref No: ALT-005			
Location: Llay Road, Rossett, Wrexham, LL12 0HU			Size: 3.0ha
Distance from Wrexham Industrial Estate: 7.6 miles			Green Barrier Site? No
Distance from existing Petrol Filling Station: 2.2 miles			
Site Plan:		General Profile and Use: Field in agricultural use bounded by woodland and River Alyn.	
		Access and Rights of Way: Agricultural access into the site off Llay Road. Public right of way (footpath) runs through southern part of the site from Llay road to the footbridge over the River Alyn.	
		Topography: Slope towards River Alyn away from A483.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Residential to the west and north and agriculture.	
		Known Constraints: High Risk of Flooding from River	
		Planning Policy Position: Green Barrier (EC1), Special Landscape Area (EC5) and Flood Risk Area (EC12)	
Assessment Appraisal:			
Criteria	Score		Comments
Availability:	2		Agricultural use.
Surrounding Land Uses:	2		Residential dwelling located adjacent to the eastern boundary of the site.
Location – Market Suitability:	2		Located on ‘B’ road albeit close to ‘A’ road Interchange.
Location – Ability to Serve Purpose:	2		Located off the main route but within 100m of route with potential for visibility.
Existing Access Arrangements – by car and HGV:	0		Existing access appears unsuitable for upgrading.
Accessibility by Public Transport:	1		Bus stop located around 160m away.
Socio-Economic impact:	0		Over 3 miles from area within 20% most deprived.
Site Size	3		Site large enough accommodate proposed development.
Site Constraints	0		Flood Risk constraint could not be overcome.
Total Score (out of 27):	12 (44%)		
Conclusion		This site is comprised of an existing agricultural field located east of the Rossett Interchange off Llay Road. The site comprises an area of around 3.0ha and falls within the existing Green Barrier although it is well separated from the closest urban area. The site is unsuitable to accommodate the proposed development scoring low within the assessment (44%) due to its significant constraints which include being within an area at high risk of flooding as well as falling within a Special Landscape Area.	

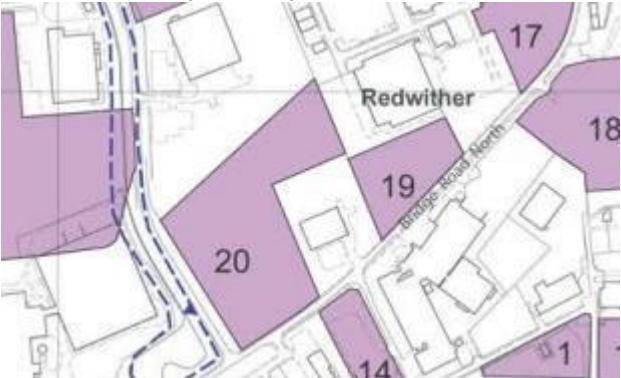
Alternative Site Assessment – Wrexham Road Interchange			
Site Ref No: ALT-006			
Location: Wrexham Road, Chester, CH4 9DL			Size: 1.75ha
Distance from Wrexham Industrial Estate: 10.3 miles			Green Barrier Site? No but Green Belt
Distance from existing Petrol Filling Station: 0.2 miles			
Site Plan:		General Profile and Use: Vacant grassland to the south of Chester Business Park.	
		Access and Rights of Way: Vehicular access into site from internal access road off Wrexham Road.	
		Topography: Flat	
Cheshire West & Chester Local Plan Proposals Map Extract:		Surrounding Land Uses: Bounded by A55 North Wales Expressway and A483 Wrexham Road to the south and west respectively, with the Holiday Inn and Chester Business Park immediately to the north and east.	
		Known Constraints: Green Belt	
		Planning Policy Position: Green Belt	
Assessment Appraisal:			
Criteria	Score	Comments	
Availability:	3	Vacant	
Surrounding Land Uses:	2	Hotel to the north of site	
Location – Market Suitability:	3	Located on a main ‘A’ Road	
Location – Ability to Serve Purpose:	0	Access into site located more than 250m of route with no direct access (distance of 450m)	
Existing Access Arrangements – by car and HGV:	1	This would need to be improved due to the nature of the junction layout where the A483 and A55 intersect.	
Accessibility by Public Transport:	2	Likely to need to upgrade existing access into site to make it suitable for HGVs.	
Socio-Economic impact:	0	Over 3 miles from area within 20% most deprived.	
Site Size	3	Site large enough to accommodate proposed development.	
Site Constraints	0	Green Belt issues unlikely to be overcome.	
Total Score (out of 27):	14 (52%)		
Conclusion		The site is located north east of the A55 and A483 Wrexham interchange and comprises an area of around 1.75ha. The site is south of the Chester Business Park and the Holiday Inn Hotel is located to the north of the site. Although the site sits adjacent to the route which the application site will serve, access into the site would require a diversion of almost 0.5km and the site would clearly be unsuitable to serve the identified need. Notwithstanding this, the key constraint is the fact that the site is designated as Green belt and any such development is likely to be resisted by the local planning authority. As such, the site can be discounted as being unsuitable due to its location and constraints.	

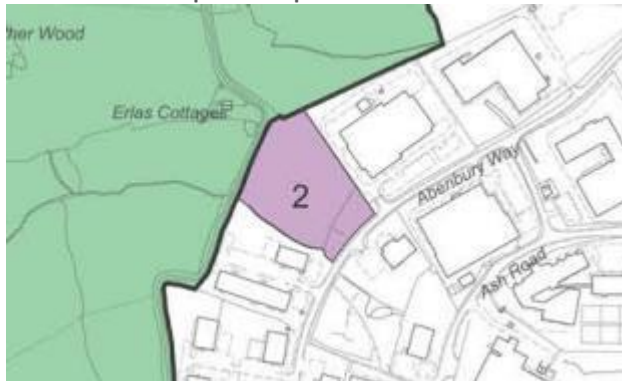
Alternative Site Assessment – Land adjacent to Industrial Estate Road			
Site Ref No: ALT-007			
Location: Land south of Industrial Estate Road and A534 roundabout, Holt, Wrexham LL13 9SD			Size: 2.15ha
Distance from Wrexham Industrial Estate: 0.7 miles			Green Barrier Site? Yes
Distance from existing Petrol Filling Station: 1.7 miles			
Site Plan:		General Profile and Use: Agricultural Land beside new Industrial Estate Road.	
		Access and Rights of Way: None	
		Topography: Site slopes down towards roundabout with majority of site well above the road level.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Agricultural Use with golf course further to south	
		Known Constraints: None	
		Planning Policy Position: UDP Policy EC1: Green Barrier	
Assessment Appraisal:			
Criteria	Score	Comments	
Availability:	2	Agricultural land	
Surrounding Land Uses:	3	No sensitive adjoining land use	
Location – Market Suitability:	3	On main 'A' road	
Location – Ability to Serve Purpose:	2	On main route but no potential for access directly off route.	
Existing Access Arrangements – by car and HGV:	0	No existing access	
Accessibility by Public Transport:	2	Nearest bus stop around 500m away.	
Socio-Economic impact:	2	1.8 miles from nearest area in highest deprivation bracket, according to WIMD.	
Site Size	3	Site large enough to accommodate development	
Site Constraints	3	No constraints identified	
Total Score (out of 27):	20 (74%)		
Conclusion		This site extends to approximately 2.15ha and is located south west of the new roundabout junction of the A534 and Wrexham Industrial Estate link road. There are potentially also opportunities for other developments sites to be created to the south east and north of the roundabout. The site is currently in use as agricultural land with other agricultural fields bounding the site to the south and west. The site and related areas around the new roundabout are designated as Green Barriers. As such, whilst the site scores relatively highly within the assessment (74%), the site cannot be considered suitable as it is unconnected to the urban area and generally isolated from other built development. As such is unlikely to be supported by the local planning authority.	

Alternative Site Assessment – Land at Wrexham Industrial Estate norther entrance			
Site Ref No: ALT-008			
Location: Bryn Ln, Holt, Wrexham LL13 9RX			Size: 2.33 ha
Distance from Wrexham Industrial Estate: 0 miles			Green Barrier Site? No
Distance from existing Petrol Filling Station: 2.4 miles			
Site Plan:		General Profile and Use: Agricultural land adjacent to industrial estate roundabout.	
		Access and Rights of Way: None	
		Topography: Flat	
		Surrounding Land Uses: Industrial uses to south and west, residential and agriculture to north and agriculture to east	
Wrexham UDP Proposals Map Extract:		Known Constraints: None	
		Planning Policy Position: N/A	
Assessment Appraisal:			
Criteria	Score	Comments	
Availability:	2	Agricultural use.	
Surrounding Land Uses:	2	Residential to north	
Location – Market Suitability:	2	Secondary 'A' road	
Location – Ability to Serve Purpose:	2	No access directly off route but potential for access very close but would not serve wider pass-by traffic (i.e. traffic not entering the industrial estate)	
Existing Access Arrangements – by car and HGV:	0	No current access	
Accessibility by Public Transport:	2	150m walk from nearest bus stop.	
Socio-Economic impact:	1	2.6 miles from nearest area in highest deprivation bracket, according to WIMD.	
Site Size	3	Large enough to accommodate development	
Site Constraints	3	No identified constraints	
Total Score (out of 27):	17 (63%)		
Conclusion		This site is located off Bryn Lane in Holt. The site forms part of a larger field which is currently in use for agriculture. The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. As such, the site is not considered suitable to accommodate the proposed development on this basis. In addition to this, the site falls within the preferred area of search for an extension to the existing industrial as set out within the Wrexham LDP 2 Preferred Strategy document (2016), as such it is unlikely to be available for the proposed development.	

Alternative Site Assessment – Land off Bryn Lane			
Site Ref No: ALT-009			
Location: Bryn Ln, Wrexham Industrial Estate, Wrexham LL13 9XW			Size: 3.15 ha
Distance from Wrexham Industrial Estate: 0 miles			Green Barrier Site? No
Distance from existing Petrol Filling Station: 2.7 miles			
Site Plan:		General Profile and Use: Vacant site adjacent to existing industrial buildings	
		Access and Rights of Way: Existing service access into site	
		Topography: Flat grassland.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Warehouse/factory to the west, business centre to the east, Bryn Lane to the north and more warehouses due south.	
		Known Constraints: Some of site at low and medium risk of surface water flooding.	
		Planning Policy Position: Employment Site (21)	
Assessment Appraisal:			
Criteria	Score	Comments	
Availability:	3	Vacant.	
Surrounding Land Uses:	2	Dwelling to north across Bryn Lane.	
Location – Market Suitability:	1	On local road serving part of industrial estate away from main road.	
Location – Ability to Serve Purpose:	0	Located 350m from main route.	
Existing Access Arrangements – by car and HGV:	1	Existing access with potential to be upgraded.	
Accessibility by Public Transport:	1	Around 650m walk from the nearest bus stop	
Socio-Economic impact:	1	2.8 miles from nearest area in highest deprivation bracket, according to WIMD.	
Site Size	3	Capable of accommodating proposed development.	
Site Constraints	3	Flood risk constraints likely to be able to resolved with siting of development.	
Total Score (out of 27):	15 (56%)		
Conclusion		This site is located at the western edge of the Wrexham Industrial Estate and measures approximately 3.15ha. The site is located 0.5 miles from the estate’s northern entrance and therefore on a road which primarily serves the employment sites located directly off it rather than a route through the industrial estate. The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. In addition, the site is allocated for employment uses and as such may not be available to accommodate the proposed development. As such, the site is not considered suitable to accommodate the proposed development on this basis.	

Alternative Site Assessment – Land south of Wilkinson Business Park			
Site Ref No: ALT-010			
Location: Clywedog Road South, Wrexham LL13			Size: 0.36ha
Distance from Wrexham Industrial Estate: 0 miles			Green Barrier Site? No
Distance from existing Petrol Filling Station: 2.8 miles			
Site Plan:		General Profile and Use: Rough, unkempt grassland with stream around north and east borders, located between industrial warehouses and offices on the southwestern leg of the Industrial Estate.	
		Access and Rights of Way: None	
		Topography: Site falls away sharply to west towards the rear of the site.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Bordered by offices to the north, warehouses to the south, agricultural uses to the west and development sites to the east.	
		Known Constraints: Small part of site to the rear at low flood risk from surface water.	
		Planning Policy Position: Employment Site (11)	
Assessment Appraisal:			
Criteria	Score	Comments	
Availability:	3	Appears to be vacant land.	
Surrounding Land Uses:	3	No sensitive uses adjacent to site.	
Location – Market Suitability:	1	On local road	
Location – Ability to Serve Purpose:	1	Local road serves existing employment uses along road only.	
Existing Access Arrangements – by car and HGV:	0	No existing access into site	
Accessibility by Public Transport:	1	800m walk from nearest bus stop	
Socio-Economic impact:	2	1.5 miles from nearest area in are of highest level of deprivation (employment)	
Site Size	0	Site too small to accommodate development.	
Site Constraints	0	Topography of the site likely to cause viability issues.	
Total Score (out of 27):	11 (41%)		
Conclusion		The site extends to 0.36ha and is currently an area of scrubland. It is located west of Wrexham Industrial Estate off Clwedog Road, 1.6 miles from the north entrance. The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. In addition, the site is allocated for employment uses and as such may not be available to accommodate the proposed development. The site is considered unsuitable given its size and location.	

Alternative Site Assessment – Land adjacent to the Bridge Business Centre			
Site Ref No: ALT-011			
Location: Bridge Road North, Wrexham LL13 9PN			Size: 0.74ha
Distance from Wrexham Industrial Estate: 0 miles			Green Barrier Site? No
Distance from existing Petrol Filling Station: 3.4 miles		General Profile and Use: Vacant site thought to have been cleared during development of adjacent Bridge Business Centre. Access and Rights of Way: None Topography: Flat	
Site Plan:			
			
Wrexham UDP Proposals Map Extract:			
		Surrounding Land Uses: Warehouses due east, offices due west, disused fields due north and through road due south. Known Constraints: None Planning Policy Position: Employment Site (20)	
Assessment Appraisal:			
Criteria	Score		Comments
Availability:	3		Site currently vacant.
Surrounding Land Uses:	3		No sensitive uses adjacent to site.
Location – Market Suitability:	1		On local road
Location – Ability to Serve Purpose:	1		Local road serves existing employment uses along road only.
Existing Access Arrangements – by car and HGV:	2		Existing access appears to be capable of upgrading.
Accessibility by Public Transport:	3		Bus stop within 100m of site
Socio-Economic impact:	1		2.4 miles from nearest area in highest deprivation bracket, according to WIMD.
Site Size	0		Site too small to accommodate proposed development
Site Constraints	3		No identified constraints
Total Score (out of 27):	17 (63%)		
Conclusion		The site is located off Bridge Road North and is 0.73ha in size in the heart of Wrexham Industrial Estate, approximately 1 mile from the main entrance in the north. The site is allocated under UDP policies E1, E2 and E7 for employment uses. The site has been discounted as it is considered unsuitable based on its allocation but in any case, is unsuitable in terms of its size and location.	

Alternative Site Assessment – Land at Adenbury Way			
Site Ref No: ALT-012			
Location: Abenbury Way, Wrexham LL13 9UZ			Size: 1.49ha
Distance from Wrexham Industrial Estate: 0 miles			Green Barrier Site? No
Distance from existing Petrol Filling Station: 2.9 miles			
Site Plan:		General Profile and Use: Disused grassland and woodland to the northwest of the Industrial Estate.	
		Access and Rights of Way: Public footpath borders part of the northern edge – no existing access into site.	
		Topography: Generally flat.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Warehouse-based businesses and agricultural uses to the west.	
		Known Constraints: Low and mediums risk of flooding from surface water along southwestern boundary.	
		Planning Policy Position: Employment (2)	
Assessment Appraisal:			
Criteria	Score		Comments
Availability:	3		Site is vacant.
Surrounding Land Uses:	2		Residential dwelling to north west.
Location – Market Suitability:	1		Local road
Location – Ability to Serve Purpose:	1		Local road serves existing employment uses along road only.
Existing Access Arrangements – by car and HGV:	0		No current access into site.
Accessibility by Public Transport:	2		Around 300m walk from the nearest bus stop
Socio-Economic impact:	1		2.7 miles from nearest area in highest deprivation bracket, according to WIMD.
Site Size	3		Site large enough to accommodate proposed development
Site Constraints	3		Flood risk constraint likely to be able to resolved as area affected is on boundary of site.
Total Score (out of 27):	16 (59%)		
Conclusion		This site is located at the western edge of the Wrexham Industrial Estate and measures 1.4 ha and is a currently disused scrubland located approximately 0.5 miles from the northern entrance. The sites location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. In addition, the site is allocated for employment uses and as such may not be available to accommodate the proposed development. The site is considered unsuitable given its size and location.	

Alternative Site Assessment – Land to the east of Kingmoor Park			
Site Ref No: ALT-012			
Location: Bryn Ln, Wrexham LL13 9UT			Size: 2.48ha
Distance from Wrexham Industrial Estate: 0 miles			Green Barrier Site? No
Distance from existing Petrol Filling Station: 3.4 miles			
Site Plan:		General Profile and Use: A raised area of vacant grassland situated on the eastern side of the Industrial Estate.	
		Access and Rights of Way: None	
		Topography: Site is raised above the level of the access road sloping gently towards the south.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Industrial/warehousing uses to east and west and office building to south.	
		Known Constraints: Small area of medium and low risk of surface water along northern and eastern boundary of the site.	
		Planning Policy Position: None – within urban area.	
Assessment Appraisal:			
Criteria	Score		Comments
Availability:	3		Vacant.
Surrounding Land Uses:	3		No sensitive uses.
Location – Market Suitability:	1		Local road
Location – Ability to Serve Purpose:	1		Local road which primarily serves those existing employment uses along road.
Existing Access Arrangements – by car and HGV:	0		No current access into site.
Accessibility by Public Transport:	0		Around 1.5km walk from the nearest bus stop
Socio-Economic impact:	0		3.1 miles from nearest area in highest deprivation bracket, according to WIMD.
Site Size	3		Site large enough to accommodate proposed development
Site Constraints	3		Constraints could be overcome although topography is an issue.
Total Score (out of 27):	14 (52%)		
Conclusion		This site is located at the western edge of the Wrexham Industrial Estate and is currently disused scrubland. It extends to over 2.48ha in size and is approximately 0.5 miles from the northern entrance of the Industrial Estate. The site's location off the main road means that it would solely serve the industrial estate traffic thereby limiting its other pass-by traffic meaning that it would be unattractive to potential occupiers. In addition, the site is allocated for employment uses and as such may not be available to accommodate the proposed development. The site is considered unsuitable given its size and location.	

Alternative Site Assessment – Application Site			
Site Ref No: N/A			
Location: Holt Road, Wrexham, LL13 9PZ			Size: 1.63ha
Distance from Wrexham Industrial Estate: 1.7 miles			Green Barrier Site? Yes
Distance from existing Petrol Filling Station: 0.9 miles			
Site Plan:		General Profile and Use: Unused grassland next to a main Link Road and Holt Road roundabout.	
		Access and Rights of Way: Existing access into site and public right of way across northern part of site.	
		Topography: Site slopes north west to south east.	
Wrexham UDP Proposals Map Extract:		Surrounding Land Uses: Natural borders defined by the golf course to the north and east, and the A5156 and A534 to the south and west.	
		Known Constraints: None	
		Planning Policy Position: Green Barrier	
Assessment Appraisal:			
Criteria	Score	Comments	
Availability:	3	Vacant and owned by developer.	
Surrounding Land Uses:	3	No sensitive land use on borders. Residential area located across dual carriageway.	
Location – Market Suitability:	3	On main A road.	
Location – Ability to Serve Purpose:	3	Located on main route from industrial estate and with direct access off it.	
Existing Access Arrangements – by car and HGV:	3	Existing access suitable for HGV traffic.	
Accessibility by Public Transport:	2	Around 480m walk from the nearest bus stop.	
Socio-Economic impact:	3	0.9 miles from nearest area in highest deprivation bracket, according to WIMD.	
Site Size	3	Site capable of accommodating proposed development	
Site Constraints	3	No constraints	
Total Score (out of 27):	26 (96%)		
Conclusion		The site is clearly suitable for the proposed use and scores 96% on the assessment criteria. There are no constraints to the development of the site which is clearly suitable for the proposed use and to meet the identified need.	