

Design & Access Statement

for

Proposed Warehouse Building

**Land adjoining Clwydian Site,
Abbey Road -Wrexham
Industrial Estate**

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1.0 General

Introduction

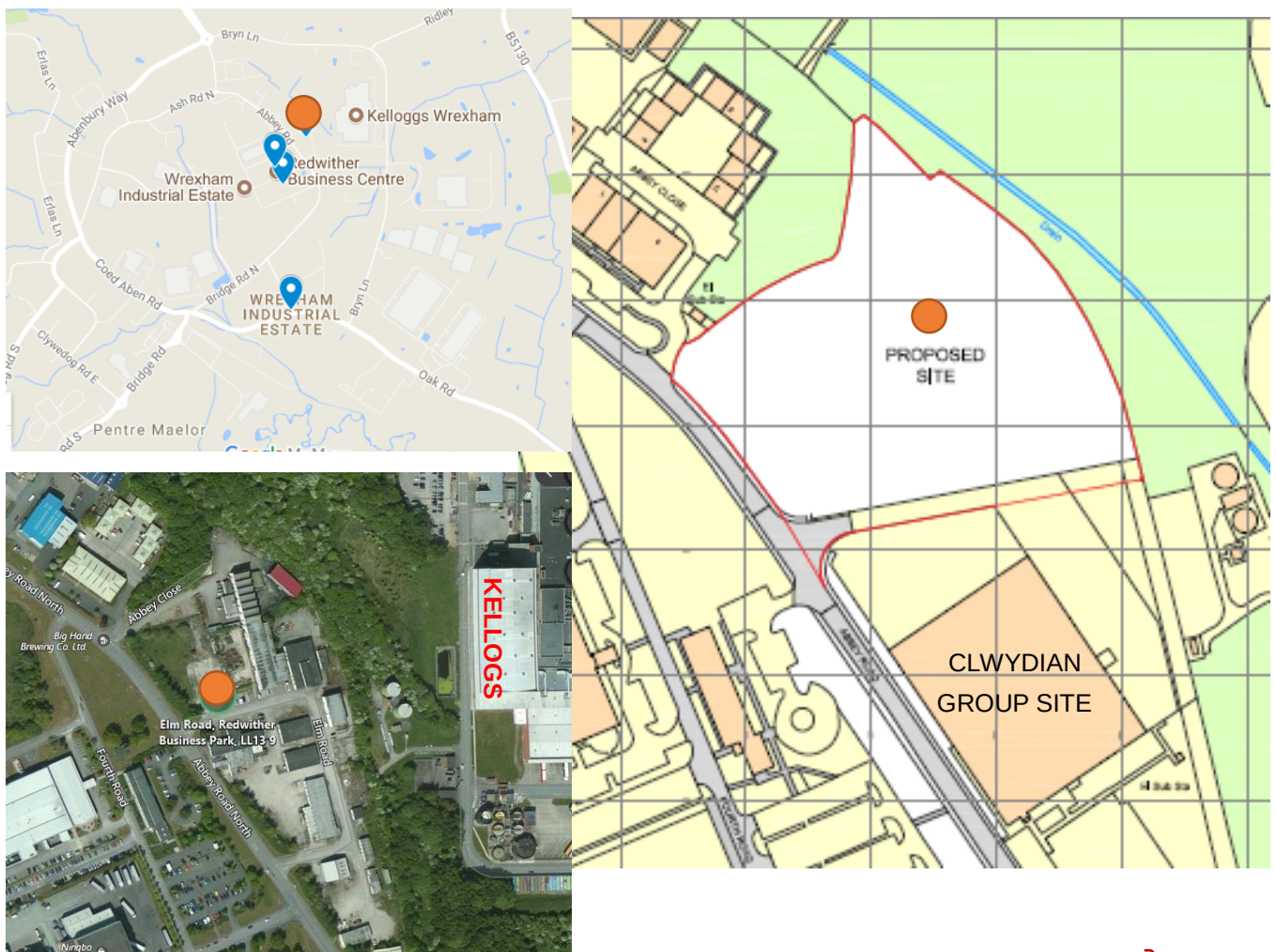
This Design and Access Statement should be read in support of a full planning application for New B1/B2/B8 Warehouse and offices. The full site address is site at Elm Point, Abbey Road Wrexham Industrial Estate, Wrexham.

This statement responds to the requirements of Planning Policy and Guidance (Wales). The statement should be read giving full regard to the application drawings

Site Location / Physical Context

The site is located lies in Redwither Business Park, which forms part of the Wrexham Industrial Estate, the largest of 25 industrial estates in the area, which is the largest in Wales and amongst the top 10, by size in the UK.

The site is a vacant site to the northern side of a much larger site owned by Clwydian Group who have recently opened a large industrial unit/office on the southern side.



Brief description of Development

- The proposed development is on a vacant brownfield site on the Wrexham Industrial Estate. The proposed new development is an industrial warehouse unit (B1, B2 and B8) comprising 2,892 m² warehouse with 508 m² of office facility (over two floors) with associated service yard and car parking,
- The proposed development is surrounded by industrial buildings of similar type and style. The addition of this quality development will enhance the vacant site, protect current employment with the potential to increase employment in the future. The intended tenant has outgrown their existing facility within close proximity of the site, and so see this opportunity to support growth and maintain presence

Consultation

- A Pre-Application consultation was carried out by Bob Dewey Planning to nearby affected tenants. A set of plans were deposited at Redwither Tower and Site Notice erected on Ste Fence adjacent to proposed access. A number of statutory consultees including Welsh Water, Wrexham CB Highways Authority were also approached. No objection in principle was noted.
- A requirement for a Transport Statement to accompany the application was received, and is duly provided to accompany this application.

National Policy

The development aligns itself to the following requirements from National Planning Policy Wales (9th ed Nov 2016)

- Economic Development
 - Local Development
 - Infrastructure and Services
 - Minimising and Managing Environmental Risks and Pollution
-
- Technical Advice Note 3 Simplified Planning Zones
 - Technical Advice Note 5 Nature Conservation and Planning
 - Technical Advice Note 23 Economic Development

Local Policy Context

Wrexham Spatial and Development Plans

(the following relevant excerpts from Wrexham County Borough, Local Development Plan 2013-2028, Preferred Strategy, February 2016)

- The Wales Spatial Plan (WSP) identifies Wrexham County Borough together with Denbighshire and Flintshire as making a very important contribution to both the Welsh and UK economy. Wrexham County Borough is located within the North East
- Wales Border and Coast (NEWBC) Spatial Plan Area, with Wrexham Town identified as a Key Settlement of National Importance, a Key Regeneration Area and the **Wrexham Industrial Estate a Key Business Sector Area**. It is also identified as forming part of the Wrexham-Deeside-Chester hub, where the strengthening of such hubs, as a focus for investment in future employment, housing, retail, leisure and services' is a key element of realising the vision for this spatial area.
- The economic ambition of the strategy both in relation to the number of new homes and job creation is reflective of the WSP aspirations for the area and recognises the importance of the cross-border linkages in economic terms with Flintshire and
- Cheshire West and Chester. The focus for growth and investment in housing, jobs, retail leisure and services in Wrexham Town and the Wrexham Industrial Estate also seeks to strengthen and reiterate the national importance of the County's principle town and strategic employment area.
- As part of the council preferred method of growth The identified growth level responds to the need identified in the ELR to provide a continuing supply of jobs, employment land and an extension to the Wrexham Industrial Estate. This builds on the continued economic growth experienced in the County even during the recession and is in line with the Council aspiration to continue to expand the economy
- The Preferred Spatial Strategy concentrates development in the Primary Key Settlement (PKS, tier 1) of Wrexham Town and Wrexham Industrial Estate through the regeneration of brownfield land along with the release of key strategic greenfield site allocations (mixed use housing and community facilities, and employment) on the edge of settlement.
- The proximity and accessibility of Wrexham Industrial Estate (WIE) to Wrexham Town provides sustainable opportunities for people to live and work in the same

- area, reducing the need to travel and commute out of the Borough to access employment opportunities elsewhere.
- Chapter 4 and 5 have provided an outline of the Councils Preferred Growth and Spatial Strategy for the Local Development Plan over the period 2013 – 2028. The key components of the LDP Preferred Strategy include
- Provides opportunities to deliver 7500 new jobs in the County;
 - Delivers in the region of 53ha of employment land;

Concentrates development in the following sustainable locations in accordance with the findings of the settlement hierarchy and SA:

- The Primary Key Settlement of Wrexham Town and Wrexham Industrial Estate including Key Strategic Site release for housing and employment;

The current structure of employment premises is strongly industrial with existing supply largely focussed on the Wrexham Industrial Estate (WIE), the strategic employment area within the County Borough, something which is recognised in the Wales Spatial Plan as Key Business Sector Area. The WIE is the UK's second largest industrial estate and among the largest in Europe.

Policy SP1: Economic growth, employment and enterprise

- To ensure the continued role of Wrexham County Borough as a key economic driver in north Wales and the wider region, the Plan seeks to diversify the local economy and widen the economic base by:
 - Making provision over the remaining plan period for 96 - 106ha of employment land, including identifying a Key Strategic Site, based on the preferred Area of Search for an extension of 20 -30ha at the Wrexham Industrial Estate; the County's Key Business Sector Area;
- Improving the quality of employment land supply within Wrexham Industrial Estate and protecting a strategic ecological network for a number of local, national and internationally protected species and habitats;
- The ELR also recommends the allocation of an additional 20-30 hectares (exclusive of any land required for ecological mitigation) at Wrexham Industrial Estate, taking the overall requirement to between 50.9 and 60.9 hectares

Policy SP4: Transport and Accessibility

The Preferred Strategy places significant emphasis on economic growth, accessibility and health. Transport underpins these key parts of the Strategy and is directly linked to the delivery of the Key Strategic Sites for mixed use housing and community facilities as well as an extension to the Wrexham Industrial Estate

Policy SP5: Protecting, Conserving and Enhancing the Natural Environment

- Local Wildlife Sites including the strategic ecological network on Wrexham Industrial Estate and Regionally Important Geological Sites;
- The County Borough includes areas of international and national statutory designations as well as areas of local wildlife importance which the Plan will identify, in order that they can be conserved and where possible enhanced.
- These identified areas play a role in adding to the habitats and species that characterise the County Borough. Whilst the economic importance of Wrexham Industrial Estate is recognised, it is also unique in that it contains a wide range of important habitats, including local wildlife sites, within a relatively small area.
- Marches Ecology have been commissioned to continue their work with the Ecological Management Plan for the site

Policy SP8: Location of New Development

- Within the **Primary Key Settlement of Wrexham Town (Tier 1) and Wrexham Industrial Estate**. Key Strategic greenfield Site allocations for mixed use housing and community facilities along with other non-strategic housing allocations are directed to Wrexham Town. An area of search for a new employment allocation of between 20-30 ha is also identified on Wrexham Industrial Estate;
- Directing the majority of new development within and on the edge of Wrexham Town and the Wrexham Industrial Estate will enable maximum use of existing infrastructure and services and allow homes, jobs and other facilities to be located in close proximity to each other. This will enable people to use active travel opportunities, reducing the need to travel by car and support existing public transport modes.

Policy SP9: Key Strategic Sites and Area of Search

- The majority of new growth in the County Borough will be delivered within the Primary Key Settlement of Wrexham Town and Wrexham Industrial Estate
- **Employment:** Area of Search, Land to the North of Bryn Lane, Wrexham Industrial Estate to accommodate the delivery of: 20-30ha of new employment land including securing safe and accessible means of access the provision of strategic ecological network linked to the existing Wrexham Industrial Estate; and sustainable drainage solutions to manage surface water runoff.
- The proximity of Wrexham Town to Wrexham Industrial Estate and the relationship and interdependence of one on the other to provide homes and jobs in a sustainable and accessible location is a key development priority for the Council over the lifetime of the Plan

2.0 Design

Use

- The site within an established industrial hub, and key employment area for Wrexham.
- The proposed use of the building falls within B2/B8 Use Class with ancillary offices (B1) accommodation

Amount

- Site Area 4.2 acres/1.7 ha.
- Newt Fence 2.47 acres / 1 ha
- Warehouse GIA 2,892m² / 31,130 ft²
- Office GIA 508.4 m² / 5472.8 ft²
- Height to Eaves 18.5m
- The installation of a Newt Mitigation Fence as part of the Environmental Management Plan undertaken on the site has reduced the usable area

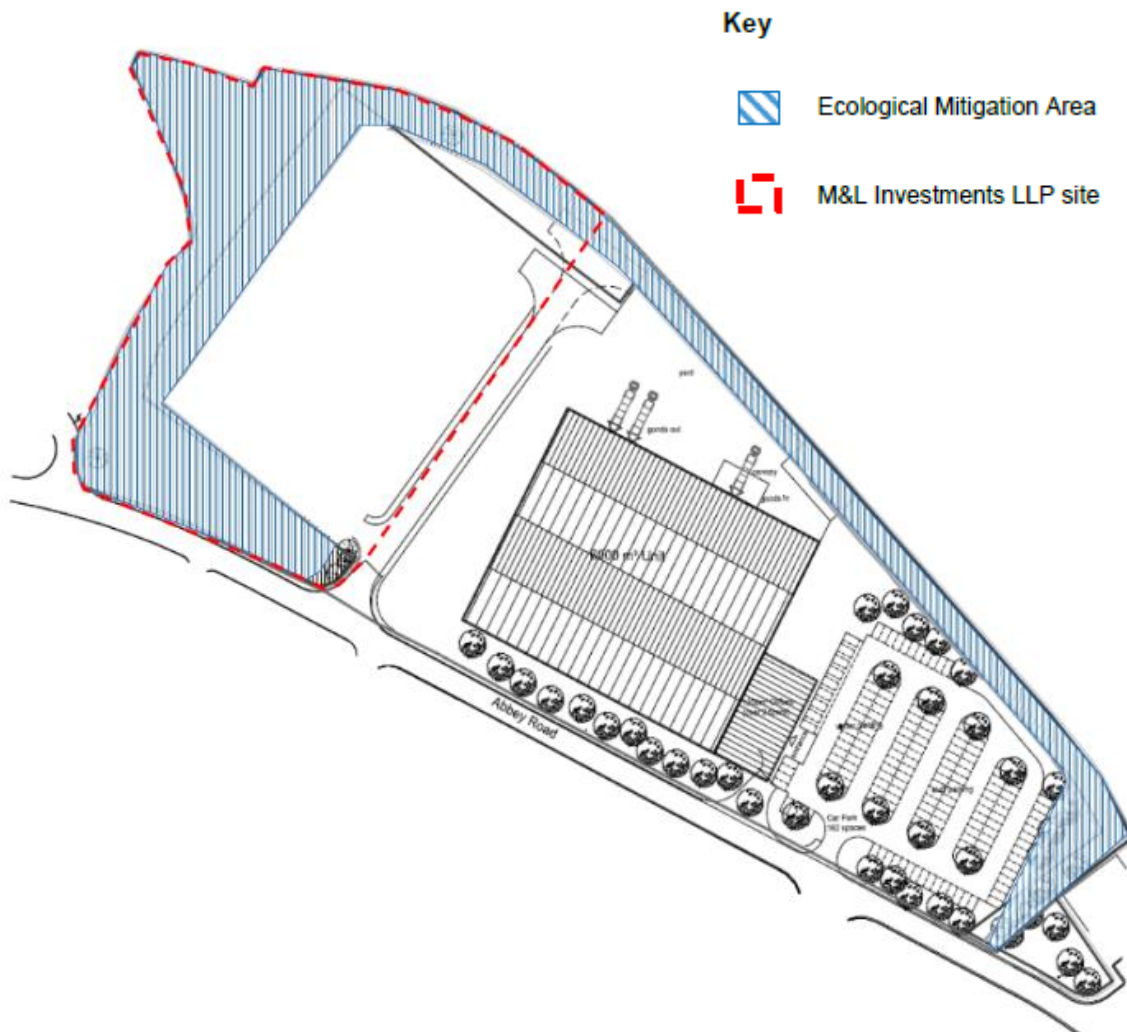
Landscape and Biodiversity

Ecological Mitigation

- Ecological mitigation for the whole Elm Point site was initiated in 2012 by Wrexham County Borough Council, prior to the demolition of the buildings. The implementation and maintenance of mitigation measures has been necessary throughout the

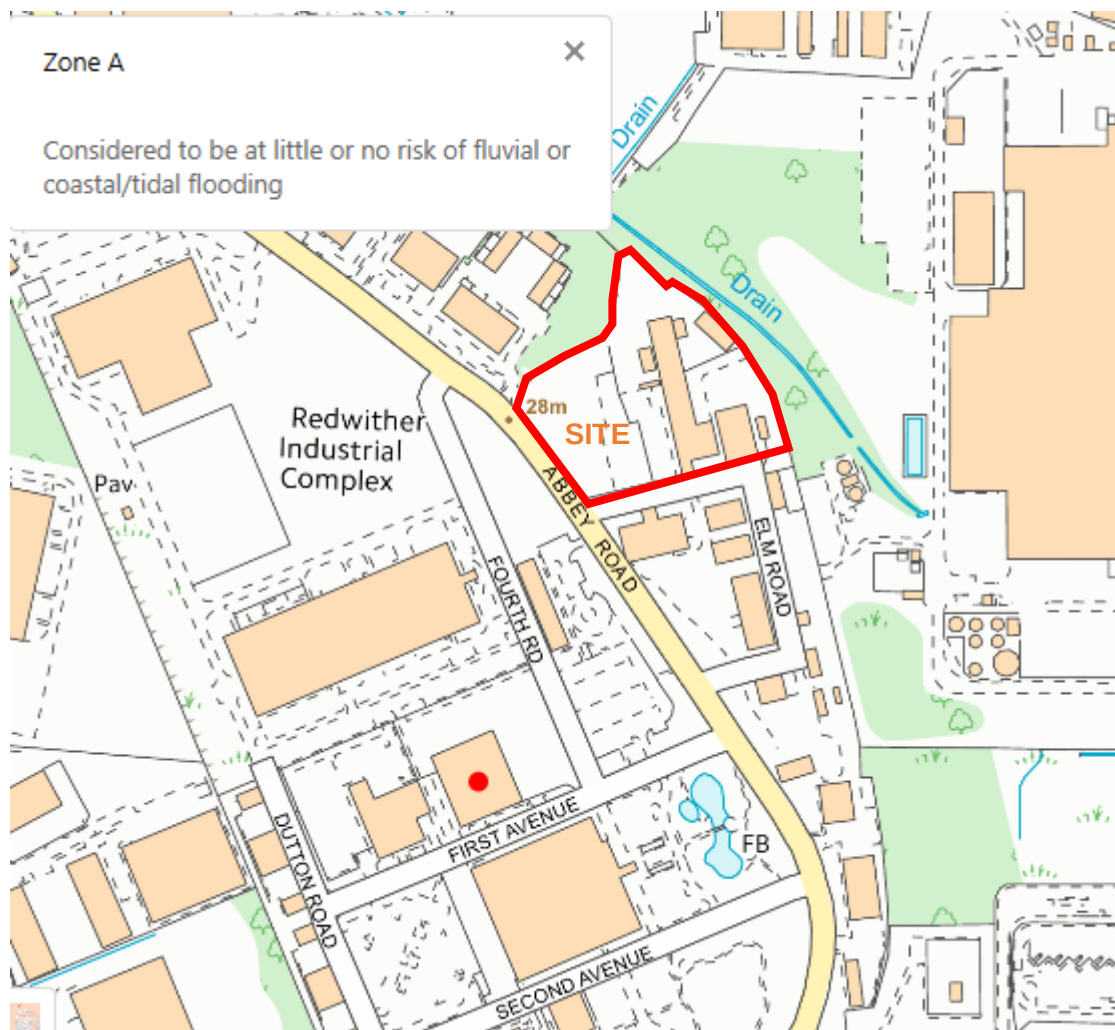
subsequent development of the site to date. The proposed development will continue any works remaining from the Ecological Management Plan to completion.

- Marches Ecology has been involved with the wider site since 2011 at which time it was owned by Wrexham County Borough Council (WCBC) and was occupied by a number of small industrial premises. These buildings were demolished and the site subsequently sold. The southern two-thirds of the plot was developed out by Clwydian in 2015/ 2016 (now complete with the exception of internal fit-out). The current application concerns a plot of land to the northern end of Elm Point, the proposal is for a distribution warehouse with associated infrastructure (largely a service-yard).
- An ecological mitigation area (see plan below) is located around the proposed development site, adjacent to the boundaries. The internal boundary of the mitigation area is currently delineated by an amphibian exclusion fence



Flood Risk

- The development is located within Flood Zone A on the Development Advice Map, as seen in the map below, considered to have little or no risk of fluvial/coastal flooding. The nature of the proposals means the site is classified as `Less Vulnerable`, and so considered `acceptable with Flood Zone A`



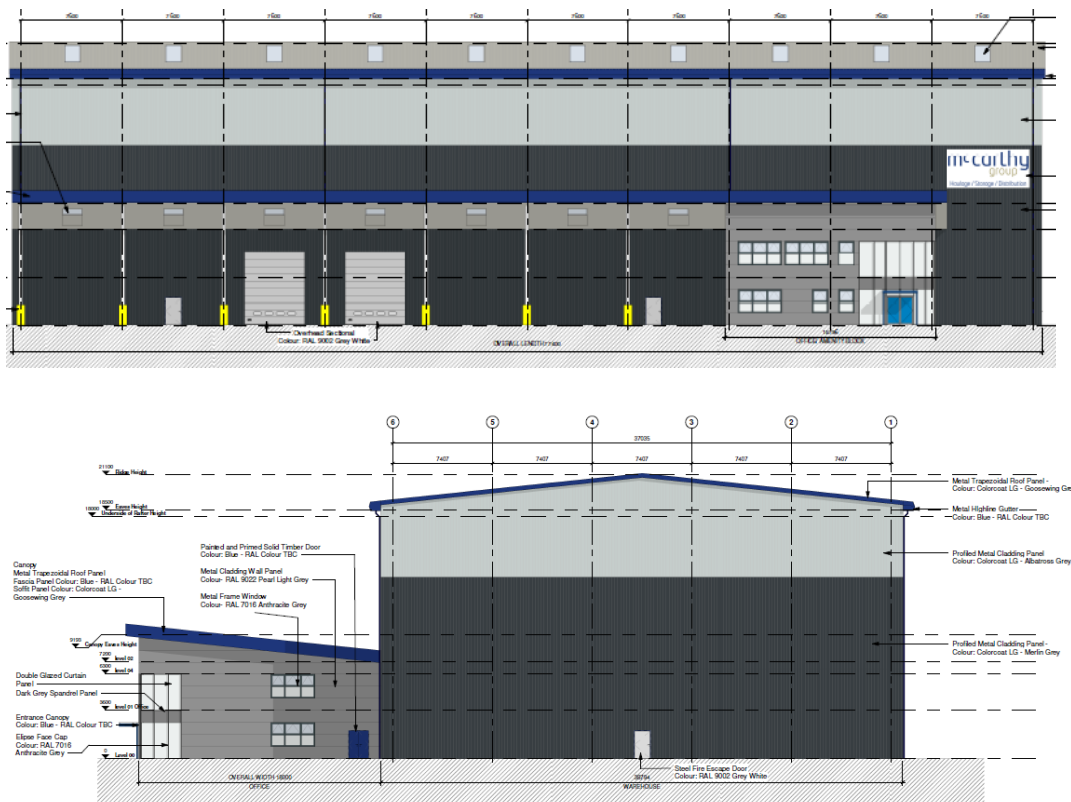
- Historically there have been no records of or events of flooding or overloaded sewers.
- The development is considered accessible for emergency access and egress during times of extreme flooding, as the site isn't close to a flood plain
- A surface water drainage strategy will be formulated and approved with the Council prior to construction.

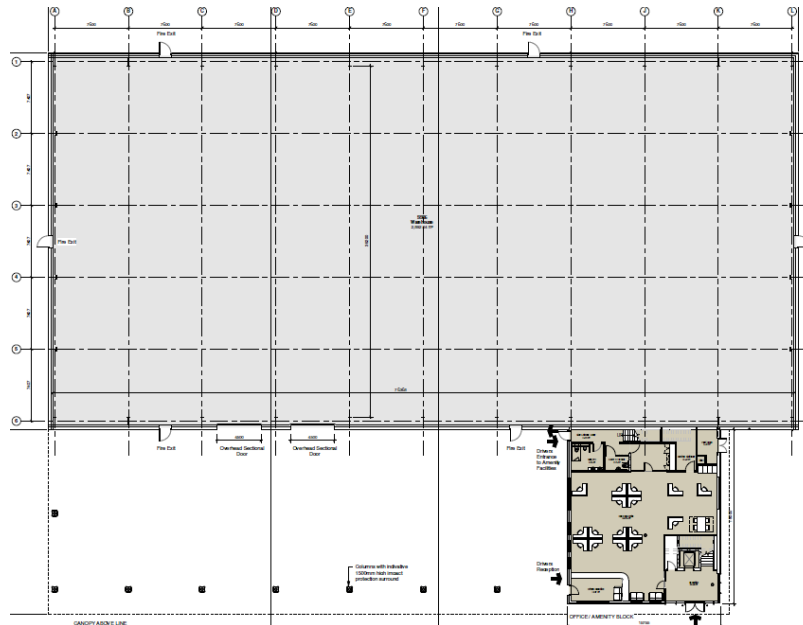
Sustainability

- The proposed unit will benefit from natural daylighting in the warehouse areas via rooflights during daylight hours reducing the use of artificial lighting. Where lighting is used these will be energy efficient fittings, with LED used in the warehouse and PIR fittings in the office and amenity spaces.
- The site benefits from very good public transport links, and this will be supplemented with Cycle Parking and shower facility.
- The building will be designed to have a life cycle of over 25years, with materials requiring minimal maintenance.
- Thermal performance will improve upon current building regulations.
- The Materiality of steel and aluminium are all recyclable at the end of the building life cycle.
- The nature of the structure and internal environment (portal frame with cladding rails and cladding panel, internal open space) means that should requirements regarding usage change, the spaces are adaptable and flexible to meet the new needs.
- Water usage will be reduced using dual flush WCs and using flow restrictors

Character and Scale

- The proposed unit is intended for storage, haulage and distribution services, as such a large open and tall space was required. The eaves height is 18.5m allowing for tall racking system to be utilised.



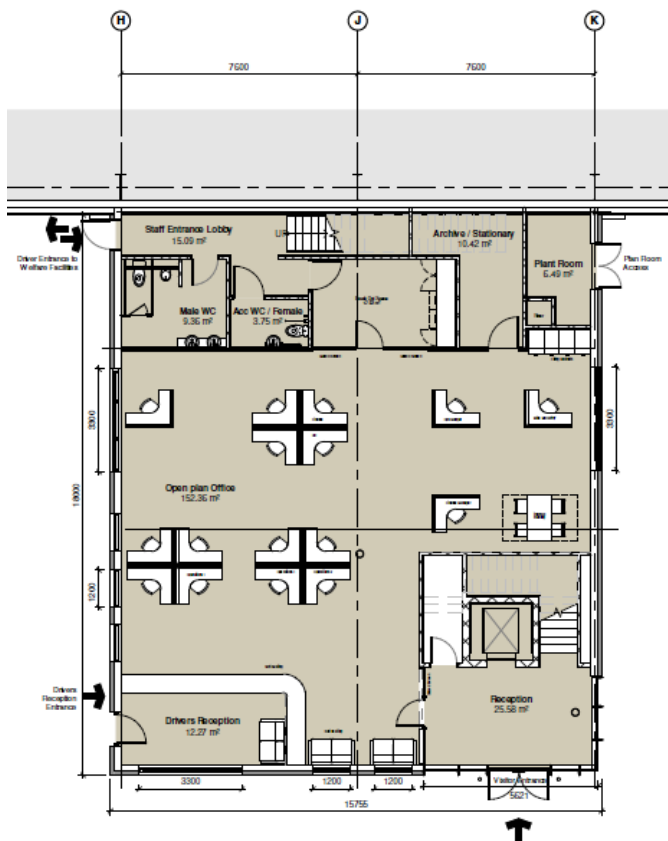


- The proposed building will mediate in scale between the Clwyd Compound Unit approx. 11m to parapet and in the distance the Kellogg's building rising to approx. 30m.
- The proposed external materials are chosen to reflect a modern industrial unit, which will comprise of two tones of vertically laid composite profiled metal cladding panels. The office block will complement the colours but with a higher spec cladding panel.



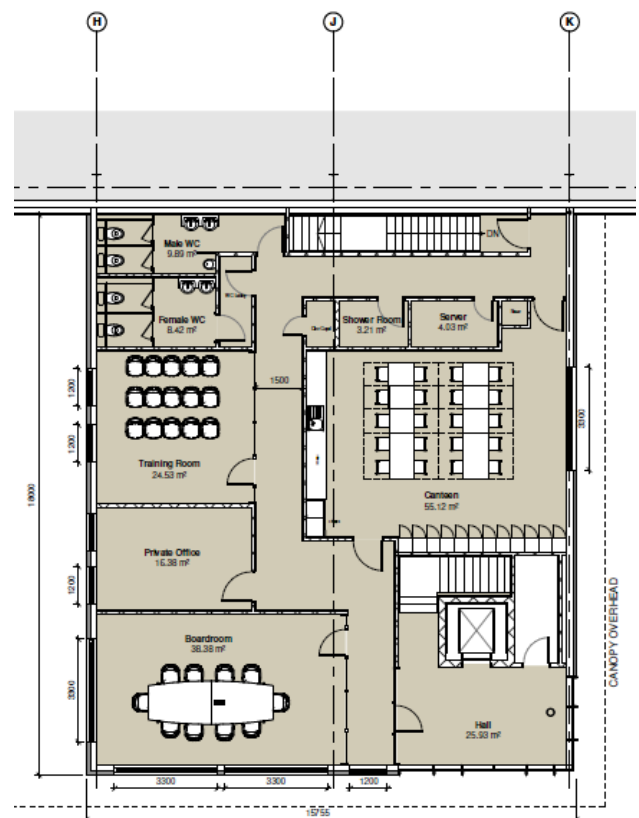
- The colours take cue from the Clwyd Compounds unit, with the use of similar coloured cladding, adding a blue feature colour that reflects the intended tenants livery colours.
- External windows and doors will be polyester powder coated aluminium framed system, with double height glazed curtain wall.
- An insulated profiled metal roof system will be used with integrated multiwall polycarbonate rooflight

Office



1 Level 00 Office

Scale: 1 : 100



2 Level 01 Office

Scale: 1 : 100

The Office block provides generous ground floor office accommodation, drivers and visitors reception and access to the first-floor canteen, training room and board room. All spaces

have views out adding to the spacious feel. The inclusion of a shower room on the first floor allows drivers/staff/cyclists space to refresh

3.0 Access

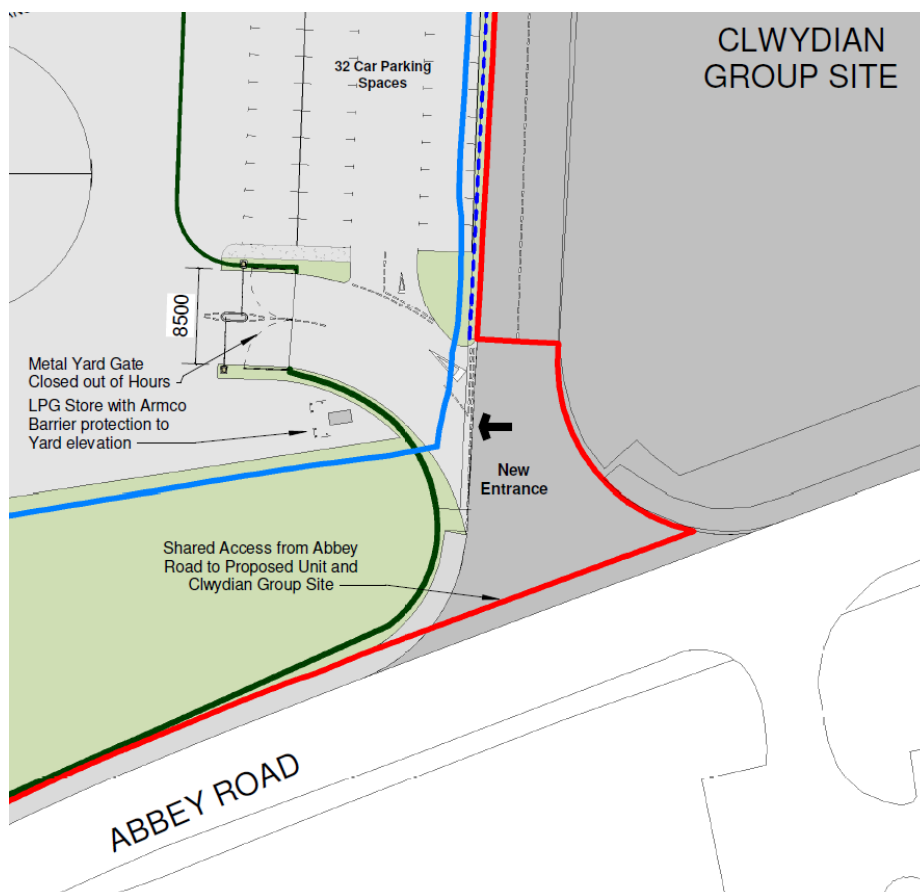
- Proposed Site plan shows proposed shared access with Clwydian Group Site, it also shows that the development falls within the existing blue line showing the Newt Mitigation Fence



- 8no. secure cycle parking spaces will be provided, with good natural surveillance
- Inclusive access will be provided into and around the proposed building, fully incorporating DDA and Approved Document M compliance requirements.
- The Main entrance will have a clear opening that exceeds 926mm, all doors will have level thresholds. Accessible WC provided to ground floor and lift provided to first floor rooms and canteen space.
- Hallways and corridors will have a clear width of 1500mm.
- A Transport Statement has been provided to accompany the submission highlighting the good transport links. Wrexham Industrial Estate which the site sits within is acknowledged as an employment hub with established service routes to the area.
- There are 32 Car Parking Spaces, which includes two accessible spaces

Designing Out Crime

The site benefits from a single point of entry into the site from the proposed shared access with the Clwydian site off Abbey Road. Metal Yard gates will be closed out of hours, with steel bollards around offices entrance. CCTV around the perimeter of the building will further dissuade potential trespassers. Natural Surveillance over the car park and cycle parking from offices will further reinforce a safeguarded environment.



Air Quality

- An Air Quality assessment is not required as part of this application

4.0 Conclusion

- The proposed development will allow a local firm within the Industrial Estate to grow and expand, moving only a small distance from their existing site. This positive move reinforces the key attributes of the location, with its close links with local employment and with links with the wider transport infrastructure.
- The proposed development will work within the local Ecological Management Plan, ensuring the Newt population is continually protected, with a commitment to complete the current plan using the original ecologists who created the original plan with the Council.
- The design and scale is in keeping with the context, whilst the material specification ensures reduced maintenance requirements.
- The scheme supports and is aligned to the Preferred strategy of the Local Development Plan which recognises the Wrexham Industrial Estate as Key Business Sector Area, and all relevant planning policy, which allows the scheme to constitute a true sustainable development.