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Proposed Foodstore  
Gresford Road, Llay

Design and Access Statement

Date: July 2019  
Job no: 2636NESW

**DAS03 - DESIGN AND ACCESS STATEMENT**  
**2636NESW DAS03 ISSUE**

ALDI Stores Limited



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This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of ALDI Stores Limited, to support a full planning application for a new foodstore on land off Gresford Road, Llay.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through Planning Policy Wales (PPW).

The proposal comprises:-

- Full application for a new retail discount foodstore (Use class A1)
- Associated parking facilities for the ALDI foodstore comprising of 117 dedicated spaces. The car park will include 8 no. Disabled spaces, 9 no. parent and child spaces, 14 no. cycle spaces (7 hoops) and 3 motorcycle spaces located within the car parking area.
- Separate service yard.
- Pedestrian access routes.
- Structured low maintenance landscaping.

This statement provides information on:

- The site and its surroundings.
- The application proposals.
- Design principles adopted in the scheme.

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design grounds is appropriate.

The Statement is to be read in conjunction with the accompanying Planning Statement and Transport Statement along with submitted reports and studies as requested to form a detailed planning package submission.

### ALDI Stores Ltd

ALDI is one of the World's largest privately owned companies with over 9,000 stores across Europe, North America and Australia and they are proud to count themselves amongst the leading global retailers.

ALDI opened its first stores in the UK in 1990 and currently operate approximately 950 stores across the UK and Ireland. The company's corporate office is based in Atherstone in the Midlands although regional offices and distribution centres exist in Atherstone, Bathgate, Bolton, Chelmsford, Darlington, Dublin, Goldthorpe, Neston, and Swindon.

ALDI is able to achieve lower prices through an extraordinarily efficient operation, from the sourcing of its products, to the retail experience in store. In an ALDI store, you will not find 100's of versions of the same thing. ALDI focuses on quality rather than quantity; stocking a range of groceries that includes everything shoppers need, every day of the week. This allows ALDI to get the lowest prices from suppliers – then pass on the savings to customers with quantity discounts.



As a Foodstore with predominately own labelled brands, ALDI would not compete directly with existing businesses. For instance, it does not have an in store butcher, fishmonger or café and does not sell cigarettes or tobacco products. This allows local businesses to flourish as customers link trips with the ALDI store and other local shops.

ALDI stores and its discount operation are established and widely recognised within the UK. However, to address the dynamic nature of retailing and changing expectations of customers, the company continually reviews its property portfolio and store operational requirements.

ALDI has developed a number of stores in line with this approach, and the proposed design for the site off Gresford Road includes the very latest design features, resulting in a high quality and modern facility for the area.

Please refer to the Planning Statement for more details.

The total planning application site area extends to 11,029m<sup>2</sup> (2.73 acres). The development is located to the North of Wrexham in the settlement of Llay along Gresford Road. The site frontage is adjacent to intersection between Gresford Road and Straight Mile that links to the centre of Wrexham and neighbouring villages, and is approximately a 13 minute drive from the centre of Wrexham. The village of Llay has a population of approximately 4,800.

The site is currently unused and is bound by Gresford Road (B5373) and Straight Mile. The site is bordered by residential properties to the South, and South East and arterial Straight Mile road borders the Northern boundary, with farmland further north. To the west of the site is the Llay Industrial Estate along Llay Road (B5102) which leads into Llay New Road that provides a link to the centre of Wrexham.

The wider context of the site is predominantly a mixture of residential, industrial and green land. Directly to the West of the site is a family pub/restaurant.

The proposal is for a new ALDI foodstore and associated car park. There is currently no provision of an ALDI foodstore within Llay and would be a welcomed addition to the town.



## 3.0 Site and Surroundings

3.0

Current Site



**3.0 Fig. 1**

View of the site from the intersection of Gresford Road and Straight Mile.



**3.0 Fig. 2**

View of the existing site from Straight Mile.



**3.0 Fig. 3**

View of Gresford Road showing the existing site boundary and neighbouring properties.



**3.0 Fig. 4**

View from Gresford Road showing the existing hedge to the site and existing trees.



**3.0 Fig. 5**

View of the existing site from Gresford Road.



**3.0 Fig. 6**

View of The Crown family pub/restaurant that is situated opposite the site location.



**3.0 Fig. 7**

View of Home Farm property situated adjacent to the site along the South East boundary.



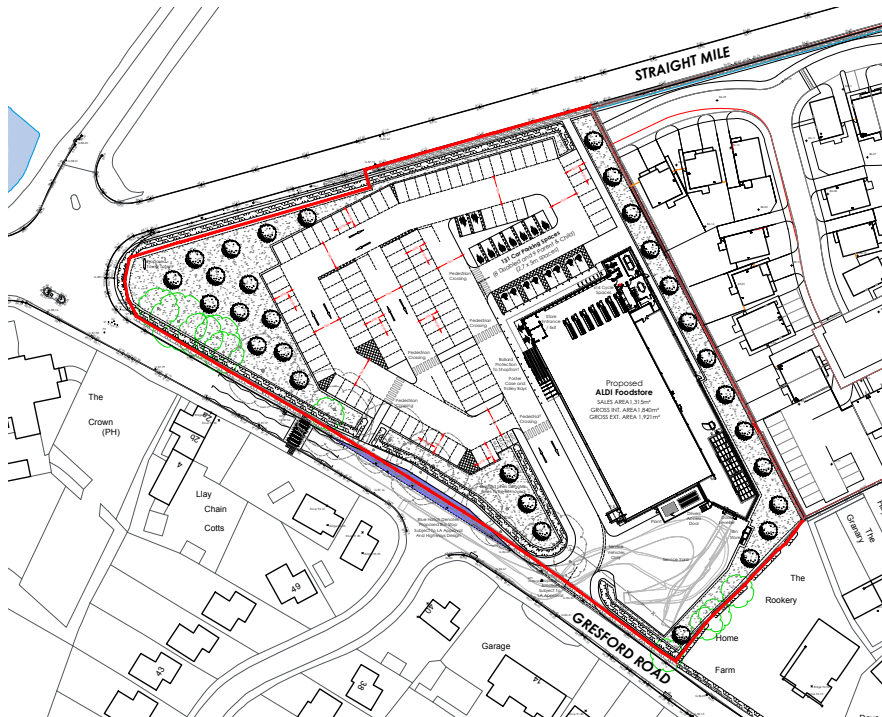
**3.0 Fig. 8**

View of the existing entrance in to the site from Gresford Road and adjacent properties.

### General Design Principles

The following key design principles for the development of the site have been identified from a detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines:

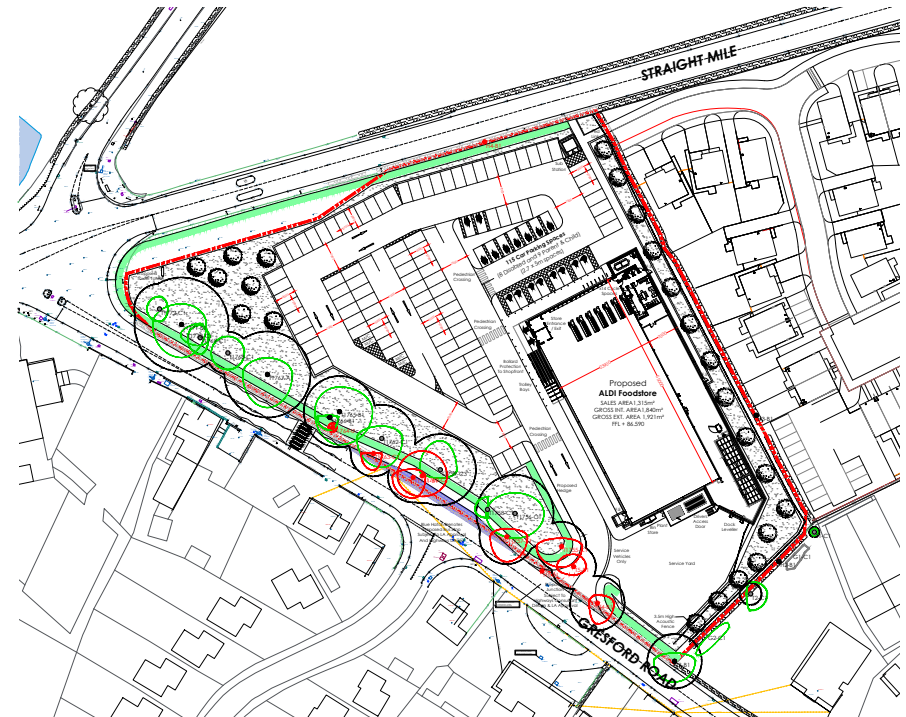
- To visually enhance the approach along Straight Mile by redeveloping the site in an appropriate way.
- To create a safe and convenient customer car park accessed from the entrance position along Gresford Road.
- To create and maintain a safe and convenient pedestrian access into and through the site between Straight Mile and Gresford Road.
- To update and enhance the site's visual amenity creating a modern, sympathetic addition to the local area
- To create job opportunities for the local area employing local contractors and labour during the construction of the store.



**Proposed Site Plan taken from The Harris Partnership Drawing Reference 2636NESW-006B Proposed Site Plan**

Initial design included vehicular and pedestrian access from Gresford Road, this was developed following on from discussion with the Local Authority as the previous entrance in to the site was from Straight Mile. Hedge surrounding the site were retained where possible.

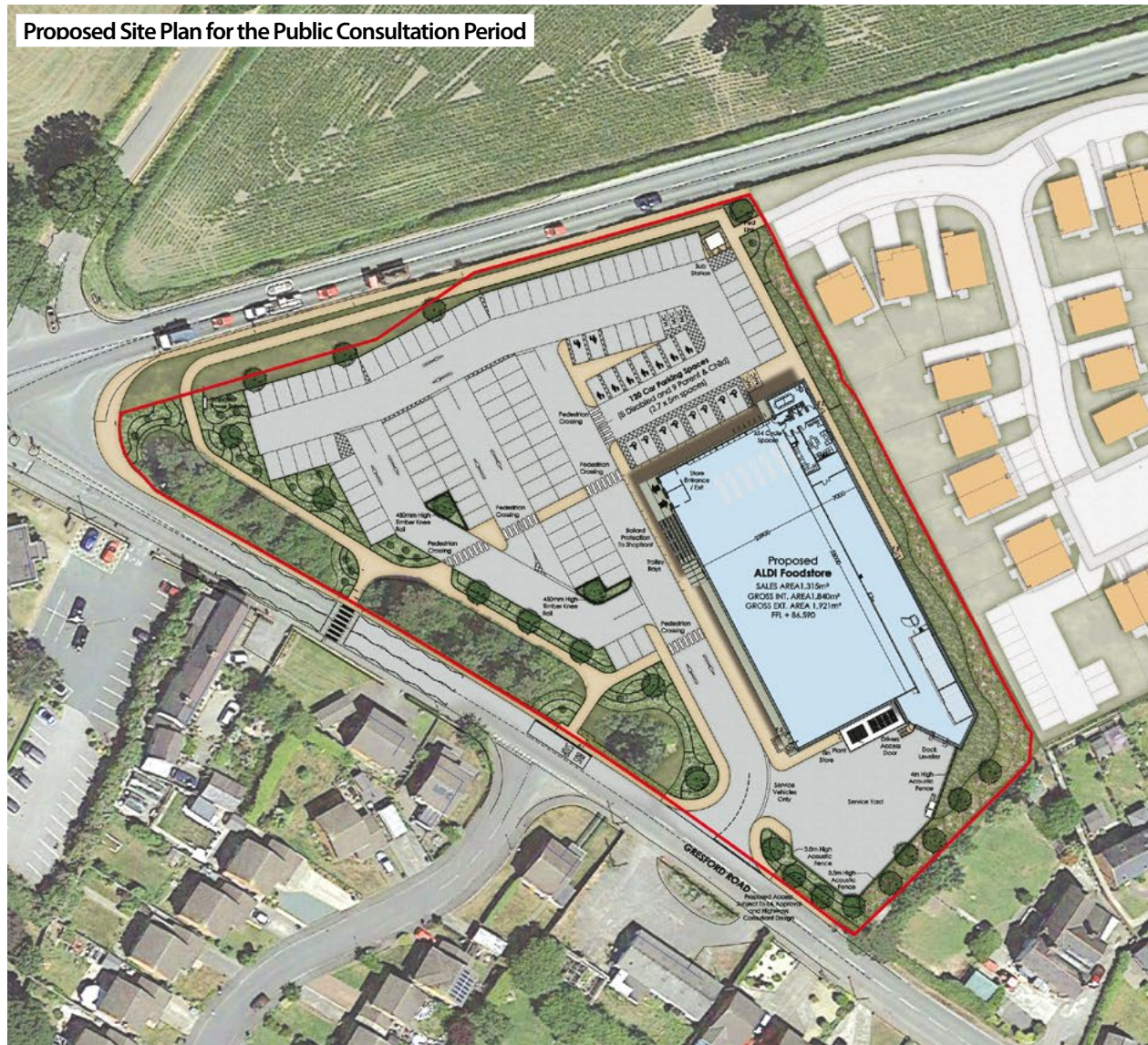
Further site investigation followed this layout leading to an alternative design.



**Proposed Site Plan taken from The Harris Partnership Drawing Reference 2636NESW-012 Proposed Site Plan**

The scheme evolved upon receiving the tree survey where it was noted that there were many tree protection orders and tree root protection areas within the southern and western parts of the site.

This led to further development of the proposal to ensure that the protected areas are carefully avoided and any loss of trees is as minimal as possible. Few low quality trees are proposed to be removed to allow for vehicular and pedestrian access in to the site. Careful consideration was taken to allow the protected trees to be retained and that the design is sensitive to the existing landscaping.



Proposed Site Plan taken from The Harris Partnership Drawing Reference 2636NESW- Proposed Site Plan 102

### Public Consultation

The 28 statutory public consultation period started on 03/06/19 and finished on 01/07/19.

Proposals were uploaded to a specific consultation web page and a public exhibition was held on 11/06/19 at the Miners Welfare Institute in Llay.

During this process several comments were raised on access into the site and the potential for a vehicular access from Straight Mile. Whilst an all movements junction would not be feasible in this location, there is the scope to introduce a left in only from Straight Mile which will be incorporated into the scheme.

### Planning Submission Preparation

During and prior to the preparation of this planning application alternative options and methods to achieve a cohesive development that compliments the surrounding area were considered. This has involved input from a number of consultants to ensure a scheme which works in terms of practicality for all the operators.

The proposal is to utilise the site for the function of providing an ALDI foodstore with a new access road from Gresford Road and Straight Mile. The new access from Gresford Road will provide the principal access position into the development for customer and service access. Pedestrians can access the site via one of two routes from either Straight Mile or Gresford Road. A crossing is proposed along Gresford Road for safe movement of pedestrians.

The resultant proposal demonstrates a scale and form of development which integrates successfully and responds well to the site.

## 5.1 Use

The existing site is currently unused and would benefit from development. The proposal is the redevelopment of the site encompassing a new ALDI foodstore, associated car parking and landscaping, also providing a new pedestrian link through the site.

Given the existing use of the site and the wider area, the proposed redevelopment to create a foodstore is considered appropriate. (Please see the supporting Planning Statement for a detailed planning policy justification for the proposals). The development is fully integrated into the area through its connections by foot, cycle, private car and public transport routes which pass adjacent to the site, all of which will remain unaffected.

## 5.2 Amount

An ALDI store is a modest scale supermarket often fulfilling a neighbourhood shopping role as well as attracting customers from the surrounding area. ALDI's customers generally use other shops and stores as well as ALDI in order to fulfil their grocery shopping and local service needs. ALDI is, therefore, complementary to the existing pattern of trading both in existing local/town centre shopping areas as well as working on outskirts of towns.

The proposal is to form an ALDI foodstore with a sales area of 1,315m<sup>2</sup>, with additional warehouse, staff and office facilities, totalling 1,840m<sup>2</sup> gross internal area (1,921m<sup>2</sup> gross external area). The scheme provides a total of 117 car parking spaces; 9 no. parent and child spaces, 8 no. disabled spaces, and 14 no. cycle spaces (7 hoops), and 3 motorcycle spaces.

## 5.3 Layout

The proposed site layout is informed by the design parameters of the site. The proposed positioning of the foodstore allows for maximum visibility from Straight Mile.

The orientation of the foodstore allows the principal elevations to face the main vistas towards the site whilst pushing the service area away from the general public's view and separate from the main body of parking. The proposed ALDI provides shop front glazing with an active façade treatment to the principal elevation. The store entrance is located along the western elevation, by way of an internal lobby arrangement beneath the feature canopy, and the shopfront glazing is located along the northern elevations taking advantage of the prominent view of the ALDI foodstore when travelling along Straight Mile and giving customers direction in to the proposed store. The internal layout and operation of an ALDI store has been designed to be efficient and practical for use by customers; these matters are routinely reviewed and monitored and adjustments made to the model as required. It is also designed to be accessible by all including disabled and elderly persons.

The proposed scheme removes the informal access from Gresford Road and provides a new site entrance for the scheme whilst providing pedestrian links and ensuring that the design is sensitive to the existing landscaping. A new left in only access is also provided from Straight Mile is also proposed. (Please refer to the accompanying Transport Statement for more details).

## 5.4 Form and Scale

An ALDI store is a modest scale supermarket that provides a limited product range. The total range of products is approximately 1,800 lines. This is limited in comparison to other grocery stores and supermarkets which carry between 2,500 and 40,000 product lines, with superstores carrying up to 60,000 lines.

The layout of an ALDI store is eminently practical. Its design reflects the company philosophy of offering unrivalled value for money through cost effective management. There is no unnecessary expenditure on elaborate shop fittings, with the resultant savings being reflected in low prices. Merchandise is sensibly displayed in specially designed cases to eliminate stocking time and allow easy and efficient re-stocking. ALDI make enormous efficiency gains in this area and passes the savings directly to the customer. The proposed building appears to be single storey, sitting comfortably with the buildings in the surrounding context.

## 5.5 Appearance

The properties in the surrounding area are primarily residential units and industrial units further afield, using a combination of brickwork and render for the nearby residential properties and brickwork/metal cladding for the industrial units. Therefore a simple palette of materials and crisp contemporary style are proposed to complement the local area by way of introducing a modern addition to the local vernacular and immediate context.

The new ALDI store proposal utilises a combination of anthracite grey and metallic silver cladding with a charcoal brickwork plinth.

The ALDI store will have large elements of shop front glazing that faces Straight Mile, together with a contemporary pressed metal canopy in anthracite grey that wraps around to the West elevation covering the trolley bay area and entrance to provide a feature for both the North and West elevations. The internal lobby arrangement will direct customers to the stores entrance providing a focal point.

High level glazing will flood natural light over the top of the sales area in a ribbon arrangement in line with the canopy structure along the West elevation to add interest and visual prominence to the principle elevations thus assisting in providing an active façade to the store from the main public approach.

### 5.6 Materials for the Development

#### Materials Specification for ALDI Foodstore

Combination of contemporary anthracite grey (RAL 7016) and metallic silver (RAL 9006) cladding .

Polyester powder coated aluminium shop front glazing frames and doors - RAL 7016 (Anthracite)

Polyester powder coated aluminium high level window frames – RAL 7016 (Anthracite)

Polyester powder coated aluminium canopy fascia – RAL 7016 (Anthracite)

Satin polished stainless steel trolley bay rails

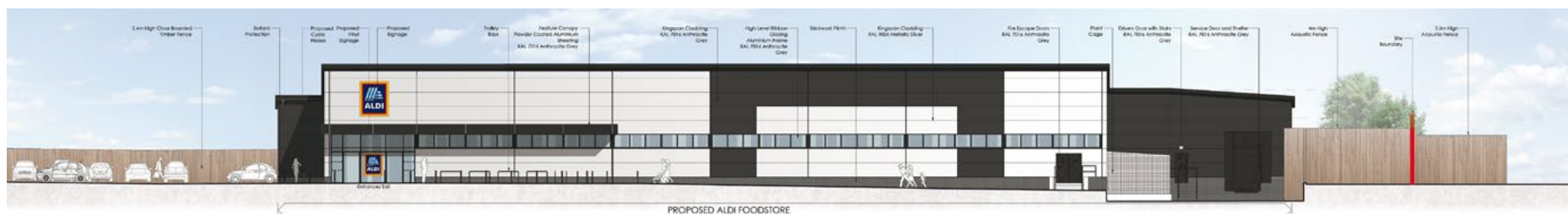
Polyester powder coated mild steel Fire Exit & Personnel doors

Door & Frame – RAL 7046 (Grey)

Sectional up and over door to service bay – RAL 7016 (Anthracite)

Brickwork Plinth - Charcoal







## 5.7 Access

The vehicular access for customers and the public will be from a new site access along Gresford Road. Service vehicles for the ALDI will utilise the same access from Gresford Road. A customer left in access only will also be provided from Straight Mile. A separate service yard is provided for the store that is accessed from the site entrance with no servicing vehicles to go through the car park.

The proposal will be fully DDA compliant with level access. Within the site it will be gently graded throughout to allow free flowing movement. In accordance with current DDA standards, there is provision for 8 no. disabled parking spaces for the ALDI foodstore. These spaces will be 6.2m by 3.6m and level with footpaths. The disabled parking and 9 no. parent and child spaces are easily accessible and located adjacent to the store entrance, together with a dedicated area for cyclist visitors into the site, comprising of 7 hoops allowing for 14 cycle spaces. These cycle spaces are easily visible from the principal vistas into the site and are positioned in front of the shop front glazing creating natural surveillance over them.

High levels of transparency and visibility will be the approach for the new development, with suitable directional signage provided to the site informing visitors of the location of disabled and parent & child parking spaces. External areas will also be suitably illuminated.

ALDI operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with approximately 3-4 articulated vehicle deliveries per day of fresh food and ambient goods. The delivery is assembled at the centralised distribution depot in Neston. There is one further fresh milk delivery made by a rigid vehicle, and finally there is 1 refuse collection and 1 animal waste collection per week which are generally undertaken by a 12m rigid vehicle when the store is operational. This is covered in more detail in the accompanying Transport Statement by CRA.

The ALDI store will be constructed with a dedicated internal storage area, delivery ramp and dock leveller system. This enables the drivers to unload products without any external activity. This system reduces potential noise created and therefore does not give rise to harmful effects on residential amenity. From a location standpoint, the site is easily accessible by public transport including bus stops nearby the site along Gresford Road and Llay Road, providing links to the centre of Wrexham.

## 5.8 Landscaping and Boundary Treatment

There will be a considered landscaping scheme provided along the boundaries and throughout the site, helping to create a buffer between the ALDI site and adjacent properties. Proposed ornamental trees and native species and other landscaping will be added to the site to soften the appearance of the car park, including two new semi-mature trees within the car park, with trees will be retained where possible. The hard and soft landscape within the development boundary will be enhanced by new shrubbery. This proposed ornamental shrub planting will provide interest to the site, but will be chosen to be easily maintained. Existing landscaping has been carefully considered and retained where possible whilst providing a pedestrian link through the site. Design has taken into account the tree protection areas and the existing hedge to provide a carefully designed and minimal impact scheme. Please refer to the Landscape Plan for further information.

Changes in materials have been carefully selected to highlight the routes through the car park, in particular, marked pedestrian crossing linking the store entrance. The scheme will have formal landscaping including a quality paved area beneath the entrance canopy which will further emphasise this area on arrival from the pedestrian crossing approaches to the store entrance. The formal entrance into the site is intended to have a scheme wide approach marking the arrival with clear directional signage for the key elements within the site.

Surrounding the majority of the ALDI portion of the site will be the existing hedge that currently defines the boundary without compromising primary vistas. Two sectors of hedge will be removed and replaced on Gresford Road with one section being removed along Straight Mile for the new left in access. Along the Eastern boundary and to the service yard along Gresford Road an acoustic fence is proposed to reduce the impact of noise to the neighbouring properties. This will be screened by trees, a proposed hedge adjacent and native buffer planting to the fence will be introduced to soften and reduce any visual impact. The existing landscaping results in strong boundaries encompassing the site, this will be retained and made good where necessary.

## 5.9 Site Security and Crime Prevention

The proposal has been designed with safety and crime prevention in mind. It will adopt principles of secure design wherever possible to provide a secure building and site.

The following principles have been considered when designing the building:

### External Layout

- The general layout of the development is relatively simple and easy for customers to understand and it is clear where they should and shouldn't be. Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.
- Most of the car parking area is well overlooked from the frontage of the building and is readily visible from the surrounding streets, allowing a good level of natural surveillance.
- Glazed areas to the side of the building are protected with anti-ram raid bollards.
- Cycle parking for customers will be close to the store entrance, overlooked by the shop front glazing.
- The proposal will introduce new lighting columns across the site which will have LED lights fitted to give a uniform level to the car park and service area. Lights will be operated by a time clock and photocell override. Lights will be protected with covers against vandalism.
- Bin stores will be fully enclosed in the bin cage to the service yard.
- Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/miss-use.
- The site boundaries will be secure to prevent access into neighbouring properties.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.

### Building design

- Windows will be installed to BS7950 with perimeter steel door and frame sets. The windows will be fixed glazing. Windows will have laminated double glazed units.
- External security shutters over the entrance / exit doors out of hours.
- Doors and windows are manufactured from steel with no visible external ironmongery.
- An intruder alarm will be installed to the building (Monitored).
- The entrance to the store for customers is in an obvious position and clearly visible from the car park
- There are no recesses to the ground floor of the building exterior.
- There are no areas to the roof that are accessible.

### 6.0 Environmental & Sustainability Statement

ALDI are committed to achieving sustainable development as part of its operations. As a group, ALDI operates an Environmental Management Policy, which has been endorsed by senior management. The objectives for achieving sustainable development as part of their operations ranges both between the day-to-day running of their retail stores, to designing sustainability initiatives within their new buildings.

ALDI are committed to reducing the amount of waste in demolition and construction by implementing measures to achieve the efficient use of resources. The design and layout will also facilitate the collection and storage of waste.

ALDI uses a mix of conventional and renewable energy to power its stores. In terms of renewable energy, ALDI does not heat its stores by conventional gas methods. A heat recovery system using a refrigerant-to-water heat exchanger is used to heat the sales area of each store by using the heat from refrigeration processes. This provides a significant store heating kWh reduction of approximately 80-85% and a 45-80% reduction in carbon dioxide compared to typical gas-fired methods. The new refrigeration system will be F-Gas exempt and have negligible direct carbon dioxide emissions in comparison to HFC refrigerants.

Efficient methods of powering and heating ALDI's stores is an important way to help reduce impacts on climate change, reduce energy consumption and reduce energy costs.

### 6.1 Sustainability Themes

- **Minimise Energy Use:** the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- **Sustainable Building Materials:** this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- **Sustainable Construction:** this theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- **Sustainable Transport and Accessibility:** the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.
- **Waste Management:** the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- **Site Management:** the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

The sustainability measures that are proposed as part of ALDI's development proposals have been developed in accordance with these themes. A list of the items covered is further outlined in item 6.7

Therefore the project will:-

1. Comply with all Statutory Environmental Regulations;
2. Ensure that all environmental matters are taken account of in any business decision;
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected;
4. Endeavour to attain a reputation for effective environmental management;
5. Attempt to maintain resources which are scarce or non-renewable;
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment;
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used;
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised;
9. Undertake an on-going procedural review of its operations in order to minimise the environmental effect of its operations;
10. ALDI is ever mindful of its responsibility to the environment.

### **6.2 Recycling and Waste Reduction**

ALDI Stores Ltd is wholeheartedly committed to minimising all waste and if it should occur every effort will be made to recycle such materials.

### **6.3 Operational Waste**

ALDI Stores Ltd reduces the amount of waste created by careful and efficient management and, also, provides the recycling of such waste where practicable. Waste reduction is maximised wherever appropriate, as well as the use of environmentally friendly cleaning agents which do not contain phosphates or CFCs.

Electrical energy and heating energy is conserved by the widespread use of time switches.

### **6.4 Site Waste**

Strict site procedures help to keep site waste to an absolute minimum which not only helps environmentally, but also reduces costs applicable to ALDI's operatives.

As with operational waste, every effort is made to recycle the waste. The use of nickel cadmium rechargeable batteries for tools is also encouraged. Where recycling is not possible, materials will be disposed of safely and efficiently.

All waste materials are stored in a safe and secure manner and kept in appropriate containers.

ALDI Stores Ltd utilise registered waste carriers and where substances, which ALDI are not registered to dispose of are involved, ALDI ensure that only companies with the relevant waste disposal management licence are contracted.

When waste changes hands ALDI ensure that transfer notes are completed and signed by both parties and a written description of the waste handed over.

### 6.5 Sustainability Issues

ALDI place sustainability issues at the heart of their business decisions identifying that this is essential to use resources efficiently with the minimum of energy consumption, to deliver a project that is flexible, durable, has longevity and, where practical, fixtures and fittings that can be re-used.

Products will be specified from suppliers/manufacturers who uphold the correct environmental codes and who source their materials from sustainable sources or approved producers.

Where possible and practical, water based paints will be used and, where not, low toxic paint will be used.

Light fittings will be of low energy type and switched on by presence detectors.

All timber, including that for formwork and studwork will be FSC certified and obtained from renewable sources backed by certification to current government standards.

Where possible materials and labour will be sourced locally to create energy savings.

Materials will either be of long life usage or, where there is potential for frequent changes and the item cannot be re-used, the material will be of recyclable type. The aim is to make the building work as non-toxic as possible to the environment.

### 6.6 Conclusion

The environmental issues facing us all are extremely important and it is evident by the aims set out in our policy document that ALDI Stores UK is fully committed to these issues.

| Main themes                                    | Sub Theme                      | Proposed Measures to be incorporated into the development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimise Energy Use                            | Improving Building Envelope    | <ul style="list-style-type: none"> <li>- Improve building fabric performance by using materials with low U values.</li> <li>- Reduce Air Permeability for the development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                | Reducing Energy Demand         | <ul style="list-style-type: none"> <li>- Use high frequency ballasts on all Fluorescent and Compact Fluorescent Lamps (CFL's).</li> <li>- Detailed Specification of energy saving fitting for refrigeration system.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                              |
|                                                | Allocation of Renewable Energy | <ul style="list-style-type: none"> <li>- Re-use of waste heat from refrigeration system to heat the retail area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                | Further Measures               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Sustainable Building Materials                 | Material Specification         | <ul style="list-style-type: none"> <li>- Use of recycled and secondary aggregates where possible.</li> <li>- Use of timber from sustainable sources, including the reuse of timber where possible, whilst procuring new timber from sustainable sources such as FSC and PEFC sources.</li> <li>- Use of materials that where possible have a low embodied energy, including making firm commitments to procure materials from local sources where possible.</li> <li>- Procuring materials will be done with consideration to manufacturers and suppliers with accredited EMS and ISO Standards.</li> </ul> |
| Sustainable Construction                       |                                | <ul style="list-style-type: none"> <li>- The contractors will be signed up to the relevant CCS come and comply with best practices in construction and site management.</li> <li>- Working hours would be restricted to ensure disturbance is minimised outside of these times.</li> </ul>                                                                                                                                                                                                                                                                                                                  |
| Sustainable Transport and Accessibility        |                                | <ul style="list-style-type: none"> <li>- Cycle parking for the site is provided for Customers and staff.</li> <li>- Local Residents can visit the store on foot.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Water Conservation and Management              | Water Use within the Retail    | <ul style="list-style-type: none"> <li>- A pulsed water meter would be proposed for the development to monitor water use.</li> <li>- 2/4 litres WCs in retail store.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                | Minimising Flood Risk          | <ul style="list-style-type: none"> <li>-Proposals would be put forward that would not add to the flood risk in the area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Waste Management                               | Construction Waste             | <ul style="list-style-type: none"> <li>- Recycling would occur during the construction phase where waste would be segregated and split into recyclable components.</li> <li>- General waste would be disposed of responsibly and sent to licenced waste handling facilities.</li> </ul>                                                                                                                                                                                                                                                                                                                     |
| Reduction of detrimental Environmental Effects |                                | <ul style="list-style-type: none"> <li>-Hydrocarbon traps will be placed around the perimeter of the car park area where necessary.</li> <li>- The development does not include materials that are toxic to humans.</li> <li>- All insulation materials and refrigerants have an ODP value of 0 and a GWP of 5 or less.</li> <li>- Where necessary, land contamination would be remediated.</li> <li>- External lighting will be compliant to best practice guidelines from the institute of Lighting Engineers (ILE) Guidance note: GN01.</li> </ul>                                                       |
| Site Management                                | Commissioning and Handover     | <ul style="list-style-type: none"> <li>- A building user guide and building education would be provided as part of the development's handover.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

This Design and Access Statement is submitted in support of a proposal for the comprehensive and coherent redevelopment of land off Straight Mile, Llay. The proposal considers the requirements and constraints of the site using them to satisfy the needs of the operator. Careful consideration has been given to determine the appropriate location for the proposal including massing and pedestrian routes, whilst also focusing on the overall scheme; the existing topography, trees and neighbouring properties that are in close proximity to the site.

The proposal will provide a foodstore, associated car parking and a new pedestrian link. The design and appearance reflects the scale and materials of nearby industrial and residential buildings providing a harmonious addition to the site as a whole. The proposal provides an overall 1,315m<sup>2</sup> Sales Floor Area, 1,840m<sup>2</sup> gross internal floor area and 1,921m<sup>2</sup> gross external floor area with car parking, servicing, landscape and access. The scheme utilises a combination of strong modern design and detailing, complimenting the massing and materiality of its surroundings to ensure a high quality development that integrates successfully with the existing vernacular.

With careful consideration of all the above, it is respectfully requested that planning permission be granted.



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