

May 2017



Planning Statement including Design & Access Statement

Proposed single storey extension to side of existing kiosk to provide additional retail floor area @

Rhostyllen Service Station (Esso), Wrexham Road, Wrexham, LL14 4EJ

On behalf of Euro Garages

Prepared by:

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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of EuroGarages to support a planning application for a single storey extension to the side of the existing shop kiosk at Rhostyllen Service Station, Wrexham Road, Wrexham.
- 1.2 The extension will be occupied by a Greggs sandwich counter to complement the existing petrol and roadside offer available on this site.
- 1.3 This Statement describes the application site and Proposed Development before identifying and examining the issues relevant to the application. In seeking to establish whether the proposed use is appropriate, particular regard has been had to the statutory Development Plan and the National Planning Policy Framework.
- 1.4 Chapter 5 sets out the Design & Access Statement for the proposal.
- 1.5 The application is supported by the following:
 - Full plans and elevations; and
 - Planning Statement including Design & Access Statement

Background

- 1.6 Euro Garages Ltd operate over 300 petrol filling station sites throughout the country and are at the forefront of developing a highly sustainable, modern business model which is centred around a mixed-use arrangement of complimentary facilities which provide for the needs of passing motorists. Euro Garages currently have a programme of building new sites or redeveloping existing sites which are located at strategic points on the highway network.
- 1.7 These sites depend on high volumes of passing traffic and, typically, they provide a modern, clean, mixed development of Petrol Station with ancillary Spar Convenience Store, Starbucks Drive Thru' Coffee Shop, Greggs / Subway Sandwich Shop and ATM. The Convenience Store and Greggs / Subway Sandwich Shop have been accepted as ancillary uses to the petrol station and the Starbucks Drive Thru' Coffee Shop has a synergy with the petrol station.

2.0 Site Description and Proposed Development

The Site

- 2.1 The existing petrol filling station (PFS) known as Rhostyllen (Esso) is located in the Croesfoel Industrial Park on Wrexham Road (A5152), to the south west of Wrexham. The site comprises an existing petrol forecourt and kiosk building (Spar convenience store) with Starbucks to the south west boundary and a Travelodge hotel to the northern edge of the site.
- 2.2 The site sits to the north east of the roundabout junction of A483 and Wrexham Road (A5152) and is commercial in its character and appearance. Land to the north is occupied by Travelodge with Builders Merchant beyond whilst land to the east and south are occupied by car dealerships. To the west of the existing forecourt / kiosk building is car parking and Starbucks.
- 2.3 The existing building on site is brick built with cement panel detailing and has a flat roof. The existing kiosk building backs on to the estate road serving the adjacent builders merchant with the main forecourt and front elevation of the kiosk facing west towards the A483. To the south of the kiosk building there is currently a small detached brick building (to be demolished).
- 2.4 The site boundaries to the rear of the kiosk (east facing to estate road) and south to Wrexham Road comprises a post and rail fence with sporadic planting (trees and shrubs).
- 2.5 The site is not subject to any specific designations or allocations.

The Proposed Development

- 2.6 The existing brick building to the south of the main kiosk will be demolished to make way for a new single storey, flat roof extension. The extension will be built in brick and cement panels to match host building. A dedicated bin store will be created to the north of the main building.
- 2.7 The proposed extension will create 53sqm internal floorspace for use by a Greggs sandwich counter to complement the existing Spar and adjacent Starbucks to create improved facilities for motorists.
- 2.8 The proposed extension will be 11m x 7m with a height of 3.46m. The host building is 4.3m in height and as such the extension will step down creating a subordinate addition to the main dwelling.
- 2.9 The existing post and rail fencing will be retained. Due to the relationship of the road / footpath to the site boundaries the proposed extension is set back from Wrexham Road. Please refer to submitted plans pln021.01.A3.IS and pln021.02.A2.IS.

3.0 Planning Policy

- 3.1 This section sets out the relevant national and local planning policies to be considered in assessing the proposal.

National Planning Policy - NPPF March 2012

- 3.2 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 18-219 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

Sustainable Development

- 3.3 Paragraph 7 sets out three dimensions to sustainable development, these being economic, social and environmental roles. Paragraph 8 of the NPPF then goes on to advise that to achieve sustainable development, economic, social and environmental gain should be sought jointly and simultaneously through the planning system.
- 3.4 At paragraph 14 the NPPF identifies that at the heart of the document is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

Core Principles

- 3.5 Paragraph 17 of the NPPF identifies a set of core land use planning principles which underpin both plan making and decision taking. These 12 principles include the following:
- "Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
 - Always seek to secure a high-quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - Encourage the effective use of land by reusing land that has been previously developed.
- 3.6 In terms of assessing the Proposed Development against the relevant core planning principles, the following conclusions can be drawn:
- The proposed extension will create additional floorspace to improve the current roadside offer available on site creating new jobs and thus supporting the existing operation on site;

- The proposed brick extension is simply designed with flat roof to reflect the host building and wider commercial setting. The proposed brick extension will therefore be in-keeping with the character and appearance of the site and its surrounds;

3.7 The proposal therefore accords with the relevant core principles of the NPPF.

Building a strong, competitive economy

3.8 Paragraph 18 of the NPPF advises that the government is committed to securing economic growth in order to create jobs and prosperity. It clearly identifies planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.

3.9 The Proposed Development will deliver new job opportunities during construction and once operated by Greggs will create circa 8pt and 2ft jobs. The unit will likely operate from 0700-1900. As such the proposed development will generate economic benefits.

Requiring Good Design

3.10 The NPPF at paragraph 56 sets out the government's approach to design which advises that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to make places better for people. Paragraph 58 sets out a number of design based criteria to ensure proposals deliver good design. The Design & Access Statement within this report sets out further details on this matter.

3.11 However, it is considered that the simple design of the extension with flat roof and use of brick / cement tiles to match existing kiosk reflects the character / appearance of the site and is appropriate in this location.

Decision Taking

3.12 The approach of Local Authorities to decision taking including planning permissions is set out in paragraphs 186 and 187 of the NPPF. Here paragraph 186 advises Local Planning Authorities to approach decision taking in a positive way to foster the delivery of sustainable development. The relationship between decision taking and plan making should be seamless, translating plans into high quality development on the ground.

3.13 Paragraph 187 goes on to say Local Planning Authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local Planning Authorities should work proactively with applicants to ensure developments that improve the economic, social and environmental conditions of the area.

3.14 More importantly, when determining planning applications, paragraph 197 of the NPPF advises that in assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of

sustainable development. As the proposal has been demonstrated to be sustainable through the submission documentation, it is concluded that in accordance with the NPPF, the presumption in favour of sustainable development should apply to these proposals.

Statutory Development Plan Policies

- 3.15 With respect to the proposed development, the 'Development Plan' currently comprises saved policies of the Wrexham UDP.

Wrexham UDP (Adopted 2005)

- 3.16 The Wrexham UDP was formally adopted by the Council in 2005 and is the principal planning policy document for Wrexham until the emerging Local Plan is adopted, providing the development strategy to deliver sustainable growth. It also includes a set of more detailed development management policies used to assess planning applications in the Borough. Relevant policies include;
- Policy GDP1 – Development Objectives sets out a number of criteria which new development should consider to ensure schemes are appropriate.
 - Policy S6 relates to Local Need Shopping Needs stating that small scale shopping will be allowed in settlements provided they are accessible, will not harm residential amenity, not give rise to traffic problems and sales areas are less than 300 sqm.

4.0 The Case in support of the Proposed Development

Principle of Development

- 4.1 The Proposed Development comprises a small single storey side extension (11m x 7m) to provide circa 53sqm internal floorarea for use by Greggs to operate a sandwich shop as part of an enhanced offer at this established service station. The new floor space will complement existing Spar and Starbucks on site and create 8PT / 2FT jobs.
- 4.2 The site is an established service station sitting in a commercial / industrial area to the south west of Wrexham. As well as the aforementioned petrol station, Spar and Starbucks there is also a Travelodge to the northern boundary of the site. As such the proposed development will complement these existing uses and enhance the service station offer in this location.
- 4.3 In terms of retail policy, UDP Policy S6 relates to Local Need Shopping setting out 3 criteria for consideration. Assessing the proposal against these criteria the site is accessible on foot and will serve guests at the hotel, local workforce and those visiting the service station for fuel. Furthermore the site is well served by parking and so will not give rise to any highways issues whilst the commercial nature of the surrounds ensures there will be no harm to residential amenity. Finally, the proposed extension will create 53sqm GIA, well below the 300sqm threshold identified in the policy. As such the proposal complies with UDP Policy S6.
- 4.4 In light of the above, we consider that the proposed extension to be entirely appropriate given its scale, design and siting and given the existing petrol filling station use is clearly an established feature in the streetscene. As such the proposal is considered to be acceptable in principle and complies with relevant National and Local Planning Policy.

Design

- 4.5 This established petrol station site sits within the Croesfoel Industrial Estate with a mix of uses surrounding the site including car dealerships, Starbucks, Travelodge hotel and builders merchants. As such the site and its surrounds are commercial in character and appearance. The existing building is brick built with a flat roof sitting at the junction of Wrexham Road and an industrial estate road.
- 4.6 The proposed extension is a simple flat roof extension (11m x 7m wide x 3.46m in height) constructed in brick with cement panel detailing to match host building. The proposed height is circa .9m lower than the host building. This change in roof levels will assist in ensuring the extension is subordinate to main building and not unduly prominent / dominant in the streetscene.
- 4.7 UDP Policy GDP1 sets out a number of general development objectives to ensure development is in-keeping with its surrounds and does not give rise to any unacceptable harm. The criteria set out in Policy GDP1 have been

considered and are addressed below as appropriate for the proposed extension:

- the proposed extension, in terms of its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and will make a positive contribution to the appearance of the nearby locality.
- the proposal takes account of personal and community safety and security in its design and layout.
- the proposal will ensure safe and convenient pedestrian and vehicular access to the site and its surrounds
- whilst the main customer base will come from those refuelling the site is accessible by public transport (bus stop to the NE of the site) as well as employees of local businesses and residents of dwellings to the north east beyond the industrial estate
- the proposal will not give rise to any pollution
- the site has no nature conservation or wildlife interest
- The site is not liable to flooding from rivers and will not increased flood risk off site.
- The proposal will create circa 8PT/2FT jobs thus contributing to a sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

- 4.8 In these terms, it is considered that the proposal is well designed and will contribute to improving the appearance of an established petrol station. The Proposed Development will therefore deliver a high quality of design consistent with UDP Policy GDP1 and guidance set out in the NPPF.

Amenity Considerations

- 4.9 The site is in a commercial / industrial area and as such will not give rise to any residential amenity issues.

Highways

- 4.10 The siting of the extension to the side of the main building will not affect areas currently in use by vehicles. The extension is set back from the rear of the footpath along Wrexham Road and as such will not harm visibility of drivers exiting from the adjacent estate road.
- 4.11 In light of the above, it is considered that the Proposed Development would not have an unacceptable effect on traffic flow and safety and as such will not detract from the character or appearance of the area.

Summary

- 4.12 The Proposed Development is consistent with the existing use of the site in terms of its role and function and will improve the roadside offer of this established service station. The proposed extension is appropriately designed and of a scale that ensures it is subservient to the host building and not unduly prominent in the streetscene. The use of brick to match the host building and flat roof is

also appropriate. There will be no demonstrable harm to neighbouring amenities, visual amenity or highway safety.

- 4.13 The Proposed Development complies with the relevant national and local planning policies and as such there are no grounds to refuse this planning application.

5.0 Design and Access Statement

- 5.1 This Design and Access Statement has been prepared to support the full planning application for single storey extension to side of kiosk building at Rhostyllen Service Station. The Design and Access Statement should be read in conjunction with the existing and proposed plans prepared on behalf of EuroGarages.
- 5.2 This statement takes into account the advice set out in the CABE publication, "Design and Access Statements – How to Write, Read and Use Them." It also takes into account the Order amending the rules on the information which must be submitted with an English planning application which came into force on 31 January 2013.
- 5.3 The document indicates the issues that need to be addressed as part of any Design and Access Statement, these being the amount of development, layout of buildings, routes and spaces, scale of buildings, landscaping and appearance.

The Proposed Development

- 5.4 The proposed development comprises a single storey, brick built, flat roof extension to the side of the existing kiosk to create additional floorspace for a new Greggs Sandwich counter. The Greggs sandwich counter will complement existing service station offer.
- 5.5 The Proposed Development is illustrated on drawings pln021.01 and 02.

Amount

- 5.6 The proposed extension is circa 11m x 7m depth. It will be 3.46m in height where it joins the host building. The internal floorspace created will be 53 sqm.

Layout

- 5.7 The proposed extension is located to the side (south elevation) of the main kiosk building and will front the existing petrol forecourt. To the rear is the estate access road whilst to the south is Wrexham Road. The existing kiosk doorway will be bricked up and a new entrance to the kiosk created in the extension (fronting forecourt) to serve shop and Greggs. The siting of the proposed extension does not impact on any vehicular access to the site or parking.

Routes

- 5.8 The layout plan shows how routes to and around the site will be maintained. There is no effect on pedestrian or vehicular access to wider site.

Scale

- 5.9 The proposed extension has a footprint of 11m x 7m with a flat roof. The building is 3.46m in height (circa 0.9m lower than the host building).

Landscaping

- 5.10 The proposed extension will sit on footings of a small existing brick building (to be demolished). Existing post and rail fencing to site boundaries will be retained together with grass and planting where practical.

Appearance

- 5.11 The proposed extension is a simple single storey building with flat roof. Materials will be brick and concrete panels to match host building.

Access

- 5.12 The proposed extension will be accessed via a new doorway fronting the main forecourt. The new doorway will serve both the existing shop and new Greggs. Pedestrian and vehicular access to the wider site remains unaffected.

Conclusions

- 5.13 The Proposed Development has been subject to careful consideration in order to ensure the application represents a suitable scheme in-keeping with the site and its surroundings.

6.0 Conclusions

- 6.1 This Planning Statement has been prepared on behalf of EuroGarages to support a planning application for a single storey extension to the side of the existing shop kiosk at Rhostyllen Service Station, Wrexham Road, Wrexham.
- 6.2 The proposed extension will be used by Greggs to create a sandwich counter to complement existing facilities available at the service station.

The Site

- 6.3 The existing petrol filling station (PFS) known as Rhostyllen (Esso) is located in the Croesfoel Industrial Park on Wrexham Road (A5152), to the south west of Wrexham. The site comprises an existing petrol forecourt and kiosk building (Spar convenience store) with Starbucks to the south west boundary and a Travelodge hotel to the northern edge of the site.
- 6.4 The site sits to the north east of the roundabout junction of A483 and Wrexham Road (A5152) and is commercial in its character and appearance. Land to the north is occupied by Travelodge with Builders Merchant beyond whilst land to the east and south are occupied by car dealerships. To the west of the existing forecourt / kiosk building is car parking and Starbucks.
- 6.5 The existing building on site is brick built with cement panel detailing and has a flat roof.

The Proposed Development

- 6.6 The existing brick building to the south of the main kiosk will be demolished to make way for a new single storey, flat roof extension. The extension will be built in brick and cement panels to match host building. The proposed extension will create 53sqm internal floorspace for use by a Greggs sandwich counter to complement the existing Spar and adjacent Starbucks to create improved facilities for motorists.
- 6.7 The proposed extension will be 11m x 7m with a height of 3.46m. The host building is 4.3m in height and as such the extension will step down creating a subordinate addition to the main dwelling.

Summary Planning Assessment

- 6.8 The main issue relates to design, scale and siting of the proposal in relation to the host building and its surrounds. The proposal is small scale (53sqm GIA) and will enhance the existing offer of this established service station. It will create 8PT/2FT jobs once operational.
- 6.9 The proposed extension is a simple brick built structure to the side of the main building. Its design, scale and siting, together with use of brick ensure it is subservient to the host building and not unduly prominent in the streetscene.
- 6.10 There will be no demonstrable harm to neighbouring amenities, visual amenity or highway safety.
- 6.11 The Proposed Development complies with the relevant national and local planning policies and as such there are no grounds to refuse this planning application.
- 6.12 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.