



Ferndale Villa, 25 Manley Road, Wrexham, LL13 8HD

Tel: 01978 353445 / 07734 710223

www.hdsarchitectural.co.uk

carl@hdsarchitectural.co.uk

ACCESS STATEMENT

Project; Change of Use Application from Suis Generis (Bus Depot) to B2 Use (MOT Test centre and Garage Services)

Site; Unit 3, Rhosddu Industrial Estate, Wrexham, LL11 4YL.

To be read in conjunction with drawing No's and details;

Location Plan

Block Plan as Proposed - Dwg No OA-01

Floor Plan as Proposed - Dwg No 754



Fig. 1 – Location of Site

Introduction

The proposal is for the change of use from a former bus depot to an MOT testing and garage services centre.

Application Site

The application site is an industrial unit within Rhosddu Industrial Estate that is currently vacant. The last known use for the site was as a bus depot, although it is unknown when this use ended.

The applicant currently occupies a smaller unit within the same industrial estate and wishes to re-locate the business to a new larger unit.

Accessibility



Fig. 2 – Access into the site

There is an existing established access point that currently serves the parking spaces for the unit. This access can be seen in the above photograph and provides adequate visibility in both directions.

There is a pedestrian access door to the front of the unit and a large roller shutter to the side of the unit that will be used for vehicular access.

Application Proposals

The fabric of the building will remain unchanged. The only work involved will be the installation of various equipment as shown on the drawing number 754.

The proposed opening hours for the business will be 8am to 6pm Monday to Saturday.

Conclusion

As there are no external alterations to the fabric of the building, it is felt that the proposals will have no adverse impact on the surrounding area.

The current access and parking arrangements are more than adequate for the proposed use of the building.

We therefore feel that the planning application should be looked upon favourably and there are no justifiable reasons for refusal.