

Capital & Centric Plc

**Proposed Foodstore,
Unit 1 Vauxhall
Industrial Estate**

Planning Statement

February 2012

Ref:2011-069

Capital & Centric Plc

**Proposed foodstore, Unit 1
Vauxhall Industrial Estate**

Planning Statement

February 2012

Ref: 2011-069

Authorised for and on behalf NJL Consulting LLP



**Nick Lee
Partner**

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

© Report copyright of NJL Consulting LLP



Adamson House
Towers Business Park
Wilmslow Road
Manchester
M20 2YY

Tel: 0845 362 8202

Fax: 0870 130 5579

info@njlconsulting.co.uk
www.njlconsulting.co.uk

Contents

1.0	Introduction.....	1
2.0	Consultation	4
3.0	Accordance with Planning Policy	9
4.0	Supporting Information.....	15
5.0	Summary & Conclusions.....	16

Appendices

Appendix A: Consultation Letter

Appendix B: Press Articles

Appendix C: Consultation Boards

Appendix D: Comment Card

1.0 Introduction

- 1.1 NJL Consulting has prepared a Planning Statement on behalf of Capital & Centric PLC in support of their proposals for a new foodstore development at Unit 1, Vauxhall Industrial Estate.
- 1.2 The proposed development seeks to provide a medium sized foodstore which will provide a main food shopping offer within the immediate local area, and increase the range and offer of both convenience and comparison goods for local residents.
- 1.3 This outline planning application seeks permission for;
- 1.4 *'Erection of a Use Class A1 Foodstore, with associated car parking, infrastructure and ancillary facilities'.*
- 1.5 This Planning Statement should be read alongside the following documentation;
 - Design & Access Statement
 - BREEAM Pre Assessment
 - Transport Assessment

Site Description

- 1.6 The application site is located at Vauxhall Industrial Estate, which is situated off Ruabon Road (B5605), which is a key artillery route into Wrexham. To the immediate north of the site is Johnstown, and to the south of the site lies Ruabon.
- 1.7 The site is unallocated within the Wrexham Unitary Development Plan, and was formally occupied by Griflex, who vacated the property in 1999. Since this period the unit has remained vacant.
- 1.8 The site forms part of Vauxhall Industrial Estate, which comprises of several industrial units which are occupied by a variety of companies including Brother Industries, Hewden Hire, CDC, Morgan Matrix Ltd and Stonefix Ltd.
- 1.9 To the north of the site lies the existing Brother Industries unit, which is one of the largest employers at the Industrial Estate. To the east of the site lies a wide range of industrial units.
- 1.10 To the south of the site lie several other industrial units, along with Monks Pool, which is a small reservoir.
- 1.11 There are several residential properties located to the west of the site, and planning permission has recently been approved for further residential properties within this location.
- 1.12 The site is of a regular shape, and covers approximately 1.8 ha. Whilst the centre of the site is largely flat, banking along the western side boundary creates a gradient at this part of the site.

Planning History

- 1.13 There is no relevant planning history associated with this site.

Proposed Development

- 1.14 The application proposes the redevelopment of the former Griflex site in Ruabon to provide an A1 food store together with associated car parking, servicing, landscaping and highway works.
- 1.15 The development will provide a modern sized foodstore development, which will improve the existing foodstore offer within the local area.

Floorspace

- 1.16 The proposed development will have a total gross floorspace of 45,000 sqft and a net floorspace of 30,000sqft.

Highways

- 1.17 Access to the site will be acquired from the main entrance point to Vauxhall Industrial Estate. A new roundabout facility will be provided within Vauxhall Industrial Estate to improve access provision to the new foodstore

Servicing

- 1.18 A dedicated servicing route will be provided to enable delivery vehicles to safely service the foodstore.

Employment

- 1.19 It is estimated that the proposed foodstore will have a net internal area of 2,788 sqm (30,000 sqft). Research commissioned by the Homes and Communities Agency in 2010 concluded that foodstore developments create 1 full time equivalent job for every 17 sqm of net floorspace. Applying this employment density to the proposed floorspace, this would equate to a total of 164 full time equivalent jobs.
- 1.20 Retailing, especially food retailing, is a dynamic industry in which many large food stores operate for long periods of the day, 7 days a week. This has resulted in extremely flexible staffing arrangements, with some staff able to work nights, evenings or simply just a few hours in the week.
- 1.21 This means that people who might otherwise be excluded from the traditional 'nine to five' job market, perhaps because they care for children during the day or other commitments, now have the opportunity to support themselves.
- 1.22 In addition to the jobs provided within the store, construction jobs will also be created during the development period, and associated industries will also benefit from the ongoing servicing and maintenance of the building.

Design

- 1.23 Although this planning application has been made in outline form, the final design of the proposed development will significantly enhance the visual appearance of this location, and bring this vacant brownfield site back into beneficial use.
- 1.24 The existing building on the site is in a dilapidated state, and fails to fulfil its gateway location to Vauxhall Industrial Estate.
- 1.25 The proposed store will seek to achieve a BREEAM rating of 'Very Good'. BREEAM 'Very Good' standard developments must achieve mandatory minimum levels of performance in excess of Building Regulation requirements, across issues including specific requirements relating to ;
- Procurement and Commissioning
 - High frequency lighting ballasts
 - Prevention of microbial contamination
 - Sub-metering of energy uses
 - Water efficiency and monitoring
 - Water metering
 - Responsible sources of materials
 - Mitigation of ecological impact.

Chapters

- 1.26 This Planning Statement consists of the following chapters;
- Chapter 1 has provided a general overview of the proposed development.
 - Chapter 2 provides a summary of the pre-application consultation work which was undertaken in preparation of this planning application.
 - Chapter 3 demonstrates how the proposed development accords with the relevant policy considerations.
 - Chapter 4 provides a summary of the technical documentation undertaken in support of this application.
 - Chapter 5 provides a summary and conclusion.

2.0 Consultation

2.1 Prior to the submission of this planning application, Capital & Centric Plc and their consultants have undertaken a variety of pre-application consultation work with local Members, Council officers and members of the public.

2.2 This can be summarised below;

1. Pre-Application Meeting with Wrexham County Borough Council
2. Meeting with Rhos Community Council
3. Meeting with Ruabon Community Council
4. Public Consultation Events

1. Pre-Application Meeting with Wrexham County Borough Council

2.3 A formal pre-application meeting took place on the 11th August 2011 between Capital & Centric Plc, NJL Consulting and Wrexham County Borough Council. The purpose of the meeting was to discuss Capital & Centric Plc aspirations to deliver a new foodstore development at the site, and to understand the relevant policy considerations and application requirements which would be required as part of a planning application submission.

2.4 Following the meeting, a letter (Dated 24th August 2011) was provided from Wrexham County Borough Council which outlined this information. The content of this letter has been used to inform the content of the documentation which has been submitted as part of this planning application.

2. Meeting with Rhos Community Council (24th November)

2.5 A meeting was held between Capital & Centric Plc, NJL Consulting and the Chair and Vice-Chair of Rhos Community Council. At the meeting, the proposed development of a foodstore at the site was discussed, along with other retailing matters within the area.

2.6 As a result of the meeting, Capital & Centric Plc were advised;

1. To meet with Ruabon Community Council
2. To undertake a community consultation event to understand local resident's opinion of the proposal.

3. Meeting with Ruabon Community Council (21st December 2011)

2.7 A meeting was held between Capital & Centric Plc, NJL Consulting and members of Ruabon Community Council.

2.8 The purpose of this meeting was to explain the principle of the proposed development at the application site, and to understand local opinion of the proposals.

- 2.9 At the meeting, Capital & Centric Plc confirmed that a public consultation event would be undertaken.

4. Public Consultation Event

- 2.10 To understand public opinion of the proposed development, two consultation events took place at the following locations;
- Monday 30th January 2pm – 8pm at Ruabon Village Hall
 - Wednesday 1st February 2pm – 8pm at Theatr Stiwt
- 2.11 At both events individuals from Capital and Centric and NJL Consulting were in attendance, which provided local residents an opportunity to discuss the proposed development in detail.

Consultation Invites and Publicity

- 2.12 To promote the event, letters were sent out to a total of 12 dwellings and also to the main businesses located at Vauxhall Industrial Estate (Appendix A). Press articles were also published within both The Leader and Daily Post Newspapers to make people aware of the event (Appendix B).

Consultation Boards

- 2.13 A total of 9 consultation boards (Appendix C) were created to clearly inform attendees of the following key information;
- Background information on Capital & Centric Plc
 - The location and current use of the site
 - The surrounding area
 - Existing foodstore provision
 - Illustrative sketches of the proposed development
 - Indicative timeframe for the development

Attendance

- 2.14 Over 100 people attended the consultation event.

Comment Cards

- 2.15 Once individuals had viewed the exhibition boards, they were provided the opportunity to complete comment cards (Appendix D) to express their thoughts of the proposed development.
- 2.16 At the consultation event on Monday 30th January, a total of 32 comment cards were completed, and a further 52 comment cards completed during the event on Wednesday 1st February.

2.17 In relation to the three questions asked on the comment cards;

a) Are you in favour of the proposals for a new supermarket at this location?

Yes	No
77	6

b) Would you shop at this store if it was built?

Yes	No
71	2

c) Would you be interested in any employment opportunities which arise from this development?

Yes	No
39	42

2.18 Overall the comments were overwhelmingly positive with 93% of local people in favour of the proposed store, and 97% saying that they would shop at the store. The principle of a new foodstore development within this location is widely accepted by local residents. Our own research into existing foodstore provision within the local area possibly supports the notion as to why so many local people are in favour of the development.

2.19 A significant proportion of attendees at the consultation event acknowledged that they would shop within this location. Given the lack of existing main foodstore offer within the catchment area, the proposed development provides a great opportunity for individuals to shop more locally.

2.20 It is also encouraging to see that a proportion of individuals are also interested in employment opportunities that will arise from this development. A wide range of new jobs will be created during the construction and operation of the new foodstore.

2.21 Of the 93% of individuals who were in favour of the proposed development, the following positive comments were also made;

- *It would be great to see new jobs created in the town*
- *A supermarket in this village is well overdue*

- *The proposal will make a huge difference to the local population both by providing jobs and making it much easier to do weekly shopping instead of having to travel into Wrexham by bus or car*
- *Very good idea in all respects, much needed in this area*
- *Just what we need new jobs and an eyesore regenerated into useful amenity for the town*
- *Ruabon and the surrounding areas would benefit from such an investment*
- *Could be a good thing for Johnstown*
- *Will improve the area*
- *A supermarket would be brilliant, my family, friends and myself are standing by with our shopping bags, hurry!*

2.22 Several negative comments were also made in relation to the proposal. This included;

- *The area needs a sustainable business – not more retail*
- *Proposal needs to include a new bus stop/lay by*
- *Increase in noise and extra traffic*
- *Don't want another Tesco/Sainsbury's would appreciate another Aldi*

2.23 Along with the comments, individuals also raised several queries in relation to the proposed development, and we take this opportunity to provide a direct response to these matters.

2.24 Query 1: Will there be a petrol station on the site?

Response: This outline planning application does not include or seek permission for a petrol station at the site.

Query 2: What impact will the development have upon existing roads?

Response: Several individuals raised concern over the impact the proposed development would have upon Ruabon Road, and the access road into Vauxhall Industrial Estate. In support of this planning application, a Transport Assessment has been prepared to consider the impacts this development will have upon the existing highway network.

Query 3: Who will operate the store?

Response: Capital & Centric Plc have not yet commenced discussions with retail operators. Given the size of the proposed store, it is likely to be operated by Tesco, Sainsburys, Morrisons or Asda.

Summary

- 2.25 Prior to the formal submission of this planning application, we have undertaken a wide range of pre-application work. This has assisted us to ensure that we have thoroughly considered all relevant matters associated with this development.
- 2.26 The pre-application meeting with the Council has ensured that the relevant planning application documentation has been prepared in support of this development. It also encouraged us to meet with Local Councillors, which ultimately led to the undertaking of a two day community consultation event.
- 2.27 Local Councillors and residents have made Capital & Centric Plc aware of a wide variety of important issues, and we consider that these have been adequately addressed within this planning application submission.
- 2.28 There appears to be overwhelming support for the principle of a new retail development within this location, with 93% of local people in favour of the proposed foodstore.
- 2.29 This will provide a fantastic new opportunity for local residents to undertake a main food shop within the catchment area, and consequently they will not have to make far distance trips to existing foodstores within and near to Wrexham town centre. Overall, the new foodstore will improve the range and offer of retail provision within the catchment area, along with providing numerous new local job opportunities.

3.0 Accordance with Planning Policy

3.1 General conformity with the Development Plan is the primary mechanism for determining the appropriateness of proposals within planning applications. Relevant other material considerations in this instance also include national planning policy provisions contained within planning policy guidance or statements.

3.2 In this instance, we have considered the following documentation;

- Wrexham Unitary Development Plan
- Planning Policy for Wales (2011)
- Tan 4 : Retailing and town centres
- Tan 18 : Transport
- Tan 22 : Sustainable Development

3.3 We will now consider each of the relevant policies associated with the above documentation in detail;

Wrexham Unitary Development Plan

3.4 The Wrexham County Unitary Development Plan (UDP) was adopted in February 2005, and forms part of the Development Plan. The UDP covers the period 1996-2011, and will be superseded by the Wrexham Local Development Plan.

Policy PS1: New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.

3.5 The application site is located within the defined settlement limits, as outlined within the Wrexham UDP Proposals Map. Therefore, the proposed new development is in general accordance with this policy.

Policy PS3 : Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of Greenfield land, wherever possible, particularly so where Greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2, or 3a quality.

3.6 The application site is located on brownfield land, and was formally used by Griflex for employment purposes. The proposed development seeks to demolish this vacant property and re-build a new foodstore within this location.

3.7 Therefore, the proposed development is in general accordance with this policy.

Policy PS7: The priority areas for new shopping and commercial office development will be the defined Wrexham Town Centre and district centre shopping centres.

- 3.8 A Retail Statement has been prepared by NJL Consulting in support of this planning application. This has undertaken a sequential sites assessment to consider whether the proposed development could be accommodated within the surrounding district centres. However, no sites were identified which could suitably accommodate the proposed new foodstore.
- 3.9 We accept that the priority areas for new shopping and office developments should be focussed upon defined centres, and indeed national policy also supports this notion. However, this policy does not preclude development taking place outside of the defined centres.

Policy GDP1: All new development should;

- a) **Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.**
- b) **Take account of personal and community safety and security in the design and layout of development and public/private spaces.**
- c) **Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.**
- d) **Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.**
- e) **Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.**
- f) **Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.**
- g) **Secure public services (eg : gas, water, electricity) to development at a minimum cost.**
- h) **Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.**
- i) **Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off site.**
- j) **Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development which could harm this identity.**
- k) **Secure the development of sustainable communities, through the promotion of the economic, social and environmental well being of the area.**

- 3.10 Within the Design & Access Statement which accompanies this submission, all elements of this design policy have been assessed. The proposed foodstore will be of an appropriate scale to serve as a main food shopping destination. Although this planning application has been made in outline, we anticipate that the final design of the new foodstore will make best use of design techniques, and will significantly improve the overall physical appearance of this location.

Policy EC6 : Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.

- 3.11 The application site is not located within an area of biodiversity interest. The nearest site of biodiversity interest is situated to the east of the site, beyond the boundary of Vauxhall Industrial Estate. The proposed development will have a neutral impact upon this site, and will bring not positive or negative benefits to this location.

Policy S4 : Large-scale retail development will be located within the Shopping Area of Wrexham town centre and within district shopping centres. Where possible, development should use vacant, underused or derelict land, or buildings suitable for conversion, in order to sustain and enhance the attractiveness, vitality and viability of Wrexham town centres and district shopping centres. Development should integrate will with existing shopping areas.

Where a need is identified for large-scale retail development and it is demonstrated that there is no site available within Wrexham Town Centre Shopping Area or within District Shopping Centres, then a sequential approach to site selection will be taken. The next preference will be for sites on the edge of the Wrexham Town Centre or District Shopping Centres; then if there are no suitable sites here (edge of centre), out of centre will be considered. In considering both edge of centre and out of centre sites, development should,

- a) Where possible, use vacant, underused or derelict land, or buildings suitable for conversion; and
 - b) Be accessible by a choice of transport, and does not give rise to serious traffic congestion or road safety problems on local highways that cannot be addressed.
- 3.12 Within the Retail Statement which supports this planning application, a need for an additional foodstore within this location has been evidenced. This need is primarily based upon the fact that individuals within the catchment area are travelling long distances to stores within Wrexham to undertake their main food shop. The existing centres within the catchment do not currently provide a sufficient main food shop, and this is something that the proposed development seeks to address.

- 3.13 A sequential sites assessment has been undertaken in support of this planning application, which considered the Former Flexsys Site. This site is located to the north west of Cefn Mawr village, and is a large strategic site, in excess of 23ha. The site was previously occupied by chemical works. However, we have concluded that the site is not sequentially preferable to the application site.

Policy S8: The development of land allocated for employment use, for retail and other uses, will only be permitted where it can be demonstrated that the loss of the employment land would not result in limiting the range and quality of available employment sites.

- 3.14 Within the Wrexham UDP Proposals Map, the site is not allocated for employment use. Therefore, we are not required in this instance to demonstrate how the proposed development would not result in limiting the range and quality of available employment sites.

Policy T8: Development granted planning permission will be required to provide vehicle parking spaces wither on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate; -

- a) The availability of public transport nearby.
- b) Proximity to public car parking
- c) Road safety hazards and amenity considerations

Where implementation difficulties arise in making parking provision on-site or nearby, the Council will require a developer to make financial contributions for measures to assist public transport, or walking and cycling as appropriate.

- 3.15 A Transport Assessment has been prepared in support of the proposed development, which has considered the relevant factors outlined within this policy.
- 3.16 In relation to public transport provision, Ruabon Road is an existing frequent bus corridor, which provides a regular bus service to locations across the settlement, to locations such as Oswestry, Wrexham, Cefn Mawr and Chirk. Bus stops are located within 50m of the application site, with the southbound bus stop benefiting from an existing bus shelter and bus board kerbing.
- 3.17 The new foodstore will provide a dedicated customer car park, which will be used by visitors to the site.
- 3.18 The Transport Assessment has considered the implications this development will have upon the existing highway network, which also included as assessment of the development upon relevant key junctions within the catchment area. The assessments demonstrate that the traffic predicted to arise as a result of the proposed development can be accommodated on the existing road network. However, in order to ease the flow of traffic in the vicinity of the site, a modification is proposed to the junction within Vauxhall Industrial Estate, to convert this into a mini roundabout.

Planning Policy for Wales (2011)

- 3.19 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Assembly Government, and is supplemented by a series of Technical Advice Notes (TANS).
- 3.20 Chapter 4 'Planning for Sustainability' sets out national requirements/guidance in respect of sustainable development. During the pre-application meeting, we were advised that particular attention should be paid to paragraph 4.11.4, which sets out the national requirement for non residential development which will either have a floorspace of 1,000 sqm or more, or will be carried out on a site having an area of one hectare or more, to meet the BREEAM 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue Ene1 – Reduction of CO2 Emissions.
- 3.21 A BREEAM Pre Assessment has been undertaken in support of this planning application.
- 3.22 Chapter 10 'Planning for Retail and Town Centres' sets out national policy in respect of the location of retail development. It sets out a principle objective for retailing and town centres to secure accessible and competitive retail provision for all communities in Wales.
- 3.23 In relation to determining planning applications for retail development, PPW identifies that local planning authorities should take into account;
- Compatibility with any community strategy or up to date development plan strategy
 - Need for the development/extension, unless the proposal is for a site within a defined centre or one allocated in an up to date development plan;
 - The sequential approach to site selection;
 - Impact on existing centres;
 - Net gains in floorspace where redevelopment is involved, and whether or not it is like for lie in terms of comparison or convenience;
 - Rate of take up of allocations in any adopted development plan;
 - Accessibility by a variety of modes of travel;
 - Impact on overall travel patterns, and;
 - Best use of land close to any transport hub, in terms of density and mixed use.
- 3.24 Within the Retail Statement we have considered all of the elements above to justify the appropriateness of the proposed development.

Summary

- 3.25 This section has considered the proposed development against the relevant policy considerations.
- 3.26 In regard to the relevant strategic and retail planning policy considerations, the proposed development represents a key investment opportunity for Ruabon, which will not have a detrimental impact upon the vitality, attractiveness or viability of the any other centres within the catchment area. The proposed development will provide an opportunity for individuals to undertake a main food shop within this location.
- 3.27 The overall layout and design of the development is a key policy consideration, and the proposed development provides an opportunity to improve the physical appearance of the site, and provide a building which will be a prominent feature along Ruabon Road. The layout of the development will ensure that customers can move freely around the site when accessing this location.
- 3.28 The proposed development will also incorporate significant landscaping improvements across the entire site. A variety of hard and soft landscaping measures will be incorporated into the scheme, including a landscaping buffer of trees around the perimeter of the car parking area.
- 3.29 A transport assessment has been prepared in support of the application to accord with the relevant transport policy requirements. The assessment demonstrates that the development will not have any adverse impact upon the existing highway network, and will have a minimal impact upon the existing priority junctions within the settlement.
- 3.30 Overall, it can be concluded that the proposed development fully accords with the relevant planning policy considerations.

4.0 Supporting Information

- 4.1 In support of this planning application a variety of technical documentation has been prepared to justify the principle of a new foodstore development within this location, along with a consideration of the implications and benefits this development could bring.

Transport Assessment

- 4.2 A Transport Assessment has been prepared in support of this planning application by SK Transport Planning. The Assessment considers the existing highway network, and the implications this development will have based on forecast traffic conditions.
- 4.3 The Assessment has also considered the impact the proposed development will have upon the key junctions within the settlement, and concludes that the traffic predicted to arise as result of the proposed development will still enable all existing junctions to operate acceptable thresholds.

Design & Access Statement

- 4.4 A Design & Access Statement has been prepared by AEW Architects in support of this planning application. Although the application has been submitted in outline, with all matters reserved, the Design & Access Statement provides a detailed summary of the key principles of the development.
- 4.5 The Design & Access Statement has been written in accordance with Tan 12: Design, and outlines how the new foodstore development could be sited within this location. It also outlines a variety of design measures which could be incorporated into the final scheme.

BREEAM Pre-Assessment

- 4.6 A BREEAM Pre-Assessment has been prepared by Element Sustainability in support of this planning application. The purpose of the initial report is to evaluate the potential rating achievable under a formal BREEAM assessment and demonstrate a commitment to the principles of good construction, design and sustainability.
- 4.7 In line with policy requirements of Wrexham County Borough Council, this report provides a clear and reasoned statement that the development proposals will be designed to meet the BREEAM 'Very Good' sustainable building criteria.

5.0 Summary & Conclusions

- 5.1 This Planning Statement is submitted in support of a planning application made by Capital & Centric Plc, which proposes the redevelopment and regeneration of the former Griflex site, Vauxhall Industrial Estate, to provide a new A1 foodstore with associated car parking, servicing and associated facilities.
- 5.2 The application site is located off Ruabon Road, approximately 1.8km from Ruabon District Centre. The site currently consists of a vacant industrial unit, which has physically deteriorated over the last decade to the extent that it is unviable to be redeveloped. The building has been vacant for 13 years, and was last occupied in 1999.
- 5.3 The proposed development seeks to transform this part of the Industrial Estate, and provide a new foodstore which will meet the needs of local residents, which will also provide significant regeneration benefits to immediate and surrounding areas.
- 5.4 The proposed foodstore will have a gross floorspace of 45,000 sqft with a net sales floorspace of 30,000 sqft. Although there is no named operator at present, it is anticipated that a retailer could be trading from this location by 2014.
- 5.5 The development will provide a new modern foodstore, which will address the identified deficiency in main food shopping provision within the local area. Our household survey and feedback from the community consultation event has evidenced that individuals are currently travelling to Wrexham to undertake this form of shopping. Therefore, the proposed development will assist in clawing back this expenditure, to the benefit of the local area.
- 5.6 As part of the planning application, we have undertaken a series of pre-application meetings and consultation. This has provided sufficient detail to ensure that a thorough planning submission could be made.
- 5.7 We have considered the relevant policy considerations within the Wrexham Unitary Development Plan and Planning Policy for Wales. The proposed development is in full accordance with these policy considerations, and represents a significant investment opportunity for Ruabon.
- 5.8 The application site is not allocated for any specific purpose within the Wrexham Unitary Development Plan, and is situated within the defined settlement limits. The proposals will regenerate this brownfield site, and provide approximately 300 new job opportunities within this location.
- 5.9 In accordance with Planning Policy for Wales, we have evidenced that there is a need for the proposed development, and that there are no sequentially preferable sites for which this development could be located.
- 5.10 In impact terms, it has been demonstrated that the majority of expenditure required to support the store will be derived from existing foodstores around Wrexham, several of which are located within out of centre locations, and are therefore afforded no policy protection. None of the existing centres within the catchment area would experience harmful levels of impact as a result of the proposed development.

5.11 Overall, the proposals will provide the following key benefits;

- Significant investment opportunity for the local area.
- Encourage more sustainable patterns of shopping.
- Create up to 300 jobs as a result of the construction and operation of the store.
- Improve the overall retail choice, range and offer within the catchment area.
- Demolition of an 'eye sore' building.
- Construction of a new modern building which will achieve a BREEAM Rating of 'Very Good'.
- Improved amenity for local residents.

5.12 In conclusion, it is demonstrated that the proposal complies fully with the relevant policy provisions of the Wrexham Unitary Development Plan and Planning Policy for Wales, and planning permission should be granted for the proposed development on this site.

Appendix A: Consultation Letter



CAPITAL & CENTRIC PLC

SINCE 1963

Dear Resident

Capital and Centric Plc is pleased to announce that it is currently considering a planning application to redevelop the site of the former Griflex industrial unit at the Vauxhall Industrial Estate.

This site has been redundant and empty for over 12 years, and we have been exploring opportunities for the site.

We have held initial talks with the Planning Department at Wrexham County Borough Council regarding redeveloping the site for use as a supermarket, have spoken to both Ruabon and Rhosllanerchrugog Community Councils and would now like to discuss our initial proposals with local residents and hear what you think.

We will be hosting two community consultation events in order to discuss our proposals with local people and we would like to take this opportunity to invite you to the event, particularly given your proximity to the site.

The events will take place at the following locations;

Monday 30th January 2012

2pm – 8pm

Ruabon Village Hall

Maes Y Llan Lane

Ruabon

Wrexham

Wednesday 1st February 2012

2pm – 8pm

Theatr Stiwt

Broad Street

Rhosllanerchrugog

LL14 1RB

We do hope you are able to attend one the above events. However, if you cannot attend the event and have questions about our proposals please contact Tom Dunn or Adam Higgins using the contact details below.

Yours faithfully

4 JORDAN STREET MANCHESTER M15 4PY

t.0844 241 3453 e.info@capitalandcentricplc.com w.capitalandcentricplc.com

Registered Office: 4 Jordan Street, Manchester, United Kingdom, M15 4PY Registered No: 00752098

Appendix B: Press Articles

Wrexham developers want feedback on plans to create 250 jobs with foodstore

by Martin Williams, DPW West | Jan 25 2012 |

DEVELOPERS want the people of Wrexham to have their say on a multimillion pound foodstore development.

More than 250 jobs will be created when Capital & Centric Plc opens the store on Vauxhall Industrial Estate between Ruabon and Johnstown.

The Manchester-based group announced public consultation events to be staged from 2pm-8pm on Monday January 30 and Wednesday February 1.

Director Adam Higgins said feedback from local villagers and residents is vital to the proposals.

“We chose this site because the villages have been underrepresented in terms of a food store - there is no big supermarket in this area, they have to go into Wrexham,” he said.

“The purpose of this consultation is to obtain initial feedback from stakeholders including local residents and businesses which will be fed back to the developer and local stakeholder representatives including local councillors and the planning department.”



The planned location is on the site of a disused industrial building which has been empty since 1999 and would require a “significant investment” to bring it back into effective use.

C&C want to demolish what remains of the building and replace it with a brand new food store of approximately 40-45,000 sq ft, with the potential to create over 250 jobs.

The occupier marketing for the food store will be aimed at one of the big four supermarket chains; Asda, Morrison, Sainsbury's or Tesco.

The development team will be in attendance at both events to answer any queries the public have in relation to the proposals.

Attendees are asked to provide feedback at the event in the form of a brief questionnaire. An opportunity for further comment will also be provided.

Mr Higgins added: "We have spoken to a number of local residents, many of whom have indicated that a new food store would be welcome due to currently having to travel long distances to undertake their main food shopping.

"These consultations are being held in advance of the preparation of a formal outline planning application to Wrexham County Council which will be anticipated to be submitted in the coming months.

"Everyone is welcome to attend one or both of these events to gather information and provide feedback which the team can then incorporate into their strategy around the planning application for the development."

Capital & Centric Plc is the recent merger of Centric Property and Capital Properties.

The public consultation events take place at Ruabon Village Hall (Jan 30) and Stryt Lydan/Broad Street, Rhosllannerchrugog (Feb 2).

[Add a comment](#)

[Recommend](#)

Appendix C: Consultation Boards

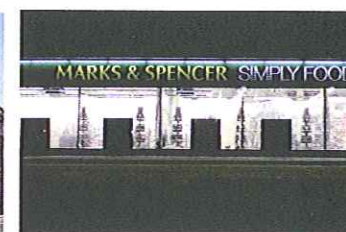
01 Who we are...



Mae Capital and Centric Plc yn gwmni buddsoddi a datblygu eiddo masnachol y mae ei dîm rheoli wedi datblygu llawer o gynlluniau llwyddiannus ledled y DU, gan gynnwys swyddfeydd, unedau diwydiannol, siopau a gwestai.

Rydym wrthi'n gweithio ar ddatblygiad masnachol oddeutu 250,000 o droedfeddi sgwâr ac rydym yn un o'r datblygwyr mwyaf gweithgar yn y rhanbarth.

Mae ein tîm rheoli wedi gweithio mewn partneriaeth â llawer o awdurdodau lleol y DU, cyrff yn y sector cyhoeddus a grwpiau o breswylwyr lleol ac mae pob un o'n cynlluniau sydd wrthi ar waith o safon "Ragorol" BREEAM, ac yn defnyddio methodolegau adeiladu cynaliadwy.



Capital and Centric Plc is a commercial property investment and development company whose management team has developed many award winning schemes throughout the UK, including offices, industrial units, shops and hotels.

We are currently on site with around 250,000sqft of commercial development and are one of the most active developers in the region.

Our management team have worked in partnership with many of the UK's local authorities, public sector bodies and local residents groups and all of our schemes currently under construction are 'Breeam Excellent', embracing sustainable building methods

01 Pwy ydym ni...

02 What we are proposing...



Mae Capital and Centric Plc wrthi'n ystyried ailddatblygu'r adeilad diwydiannol gwag wrth fynedfa Ystad Ddiwydiannol Vauxhall ar Ffordd Rhiwabon rhwng canol pentrefi Rhiwabon a Johnstown.

Y cynnig yw creu archfarchnad newydd sy'n gallu gwasanaethu Rhiwabon, Johnstown, Rhosllannerchrugog, Pen-y-cae a'r ardal ehangach.

Ar y cyfan, nid yw archfarchnadoedd yn gwasanaethu'r pentrefi na'r ardal ehangach yn ddigonol ac mae'n rhaid i lawer o breswylwyr lleol deithio'n bell mewn car i drefi eraill fel Wrecsam ac ymdopi â'r tagfeydd traffig.

Rydym wedi cynnal trafodaethau ag Adran Gynllunio Cyngor Bwrdeistref Sirol Wrecsam a rhai cychwynnol â Chynghorau Cymuned Rhos a Rhiwabon a nawr hoffem wybod eich barn chi.

Mae aelodau o'm tîm datblygu wrth law i ymateb i unrhyw gwestiynau a allai fod gennych.

Cofiwch edrych ar y byrddau, cwblhewch ffurflen adborth a'i rhoi yn un o'r blychau sydd ar gael.

Diolch ymlaen llaw am eich meddyliau a'ch sylwadau.



Capital and Centric Plc is currently considering a redevelopment of the empty industrial building at the entrance to the Vauxhall Industrial Estate on Ruabon Road between the village centres of Ruabon and Johnstown.

The proposal is to create a new supermarket capable of serving Ruabon, Johnstown, Rhosllannerchrugog, Pen-y-cae and the wider area.

The villages and wider area are generally underserved by supermarket provision with many local residents having to take long trips by car to other towns such as Wrexham with associated traffic jams and congestion.

We have held talks with the Planning Department at Wrexham County Borough Council and we have also held initial talks with both Rhos and Ruabon Community Councils and we would now like to know what you think.

Members of our development team are on hand to respond to any questions that you may have.

Please have a look at the boards, complete a feedback form and put it in one of the boxes provided.

Thank you in advance for your thoughts and comments.

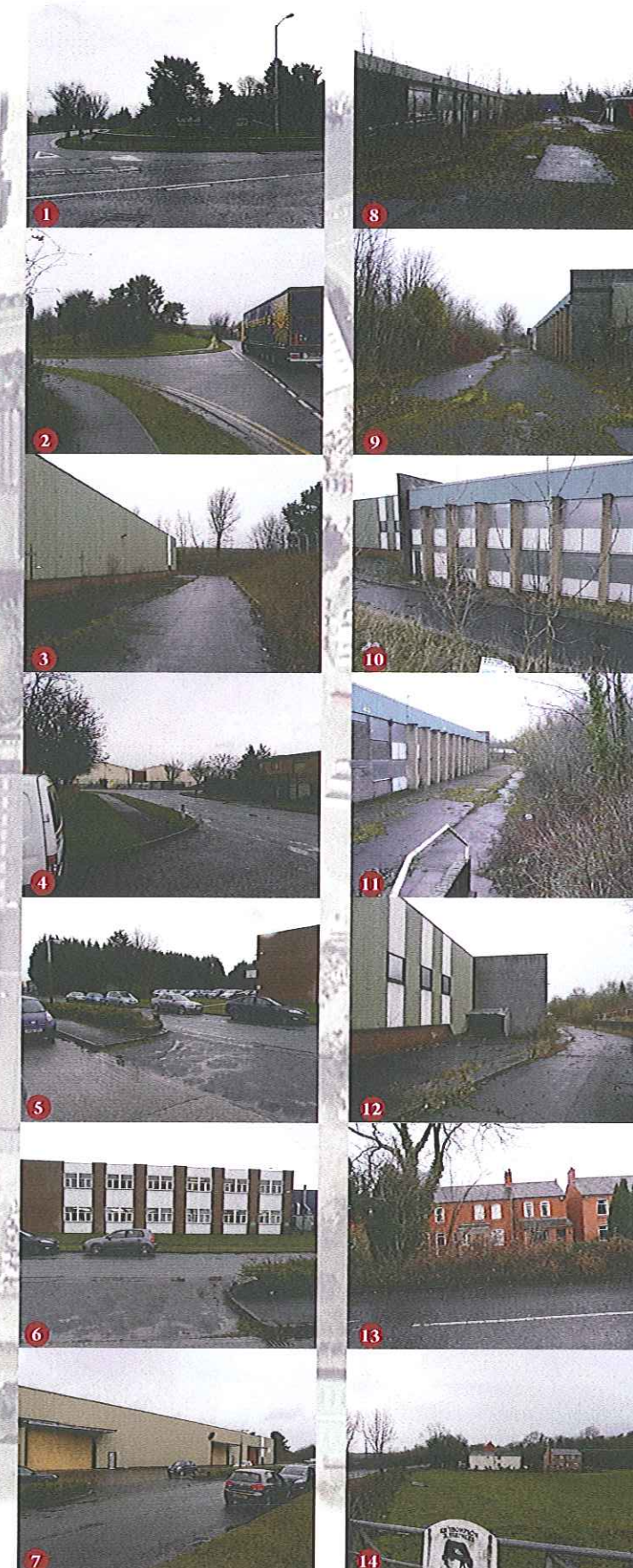
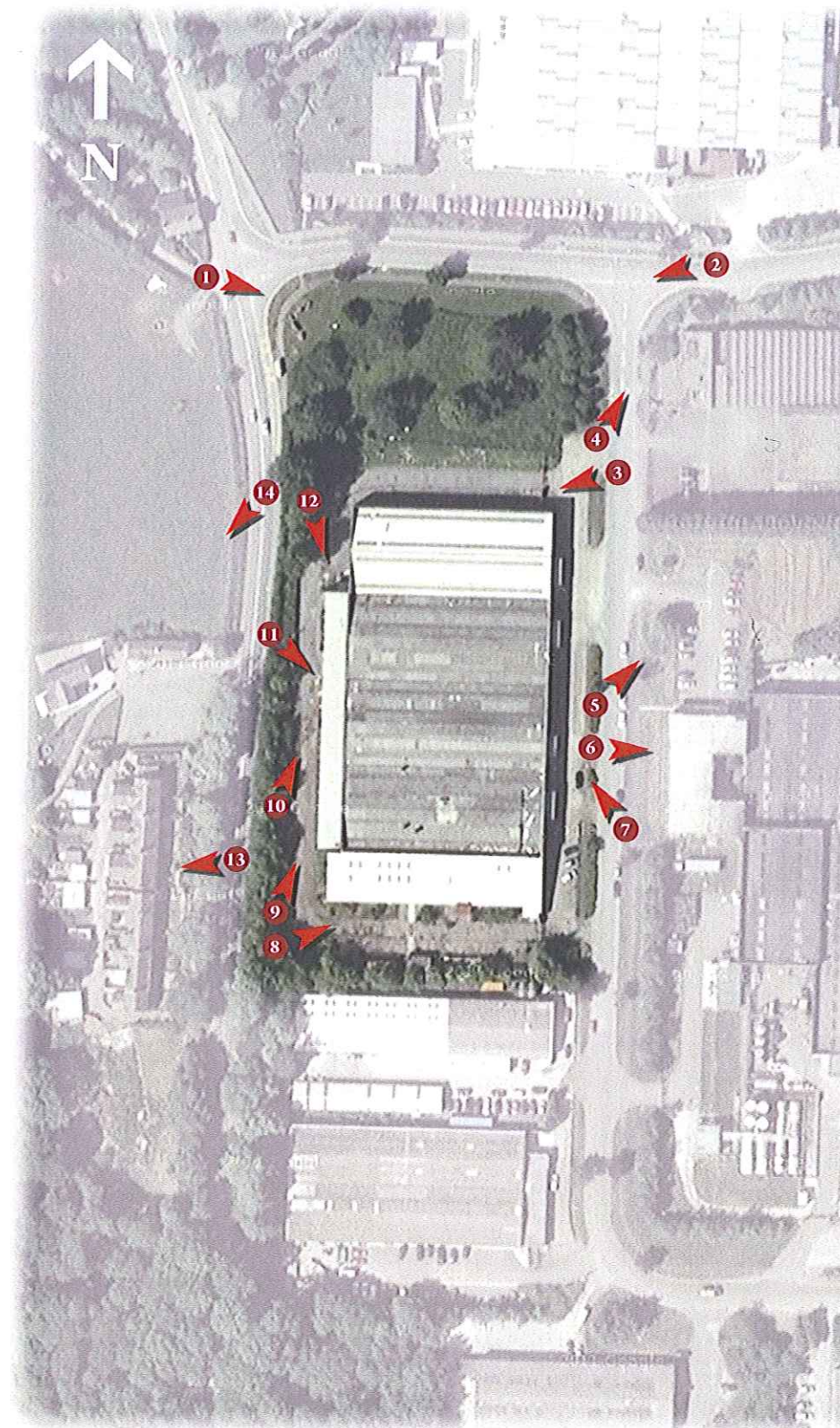
03 A lost opportunity...



Mae'r safle dan sylw wrth fynedfa Ystad Ddiwydiannol Vauxhall ac roedd Griflex yn ei ddefnyddio gynt.

Mae'r adeilad wedi bod yn wag ers tua 1999, rhyw 13 blynedd. Er gwaethaf ymdrechion marchnata parhaus dros y blyneddau, mae'r adeilad wedi methu â denu deiliaid ac erbyn hyn nid yw'n hyfyw i adfer yr adeilad i'w ddefnydd blaenorol o ganlyniad i'w gyflwr adfeilliedig, yr angen i waredu deunyddiau niweidiol fel asbestos a'i gyfluniad gwael mewn perthynas ag ierdydd gwasanaeth ac ati.

Yn ogystal â bod yn borth gwael iawn, yn weladwy, i un o'r ystadau pwysicaf am greu swyddi yn yr ardal, mae wedi methu hefyd â helpu i ddarparu unrhyw gyfleoedd o ran swyddi ar gyfer pobl leol gan nad yw'n llwyddo i ddiwallu anghenion y busnesau sy'n ystyried dod yma.



The site in question sits at the entrance to the Vauxhall Industrial Estate and was formerly occupied by Griflex.

The building has been vacant since around 1999, some 13 years. Despite continued marketing attempts over the years the building has consistently failed to attract occupiers and it is now unviable to bring the building back into its former use due to its dilapidated state, the need for the removal of deleterious materials such as asbestos and its poor configuration in relation to service yards and the like.

Not only therefore has it provided visually, a very poor gateway to one of the area's most important employment generating estates, but has failed to help provide any employment opportunities for local people by virtue of its failure to meet the needs of businesses looking to locate here.

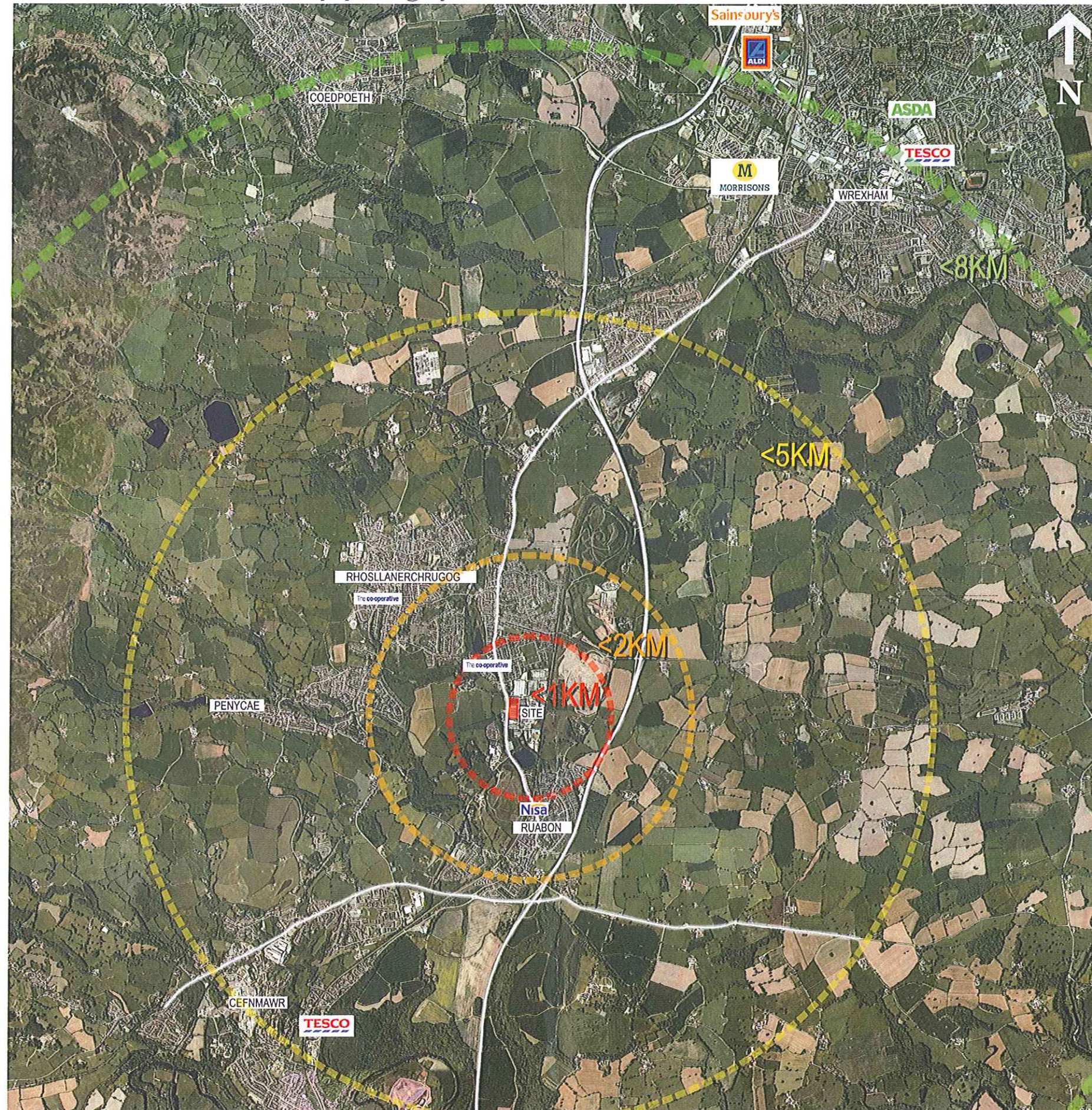
04 Current shopping patterns.....



Yn ystod hydref 2011, gwnaethom gyflogi cwmni ymchwili annibynnol i gynnal nifer fawr o arolygon dros y ffôn i gadarnhau ble roedd preswylwyr lleol Rhos, Rhiwabon, Johnstown a'r ardaloedd cyfagos yn mynd i brynu eu prif gyflenwad bwyd:

- Dim ond 2.4% o'r preswylwyr lleol sy'n mynd i Ros, Rhiwabon, Johnstown neu Ben-y-cae i brynu eu prif gyflenwad bwyd
- Mae'r mwyafrif helaeth yn mynd i Wrexham i brynu eu prif gyflenwad bwyd
- Mae 90% o'r preswylwyr lleol yn teithio mewn car i brynu eu prif gyflenwad bwyd
- Dim ond 6% o'r preswylwyr sy'n teithio mewn bws ac mae canran lai hyd yn oed yn cerdded

Drwy roi dewis amgen lleol sy'n fwy cyfleus na Wrexham i breswylwyr, gallai ein cynigion leihau teithiau car hyd at 3.14m km y flwyddyn, gan leihau allyriadau carbon gymaint â 640 o dunelli y flwyddyn!



In the autumn of 2011, we employed an independent research company to carry out a large number of telephone surveys to establish where local residents of Rhos, Ruabon, Johnstown and surrounding areas currently undertake their main food shopping:

- Only 2.4% of local residents do their main food shop within Rhos, Ruabon, Johnstown or Penycæ
- The overwhelming majority carry out their main food shop in Wrexham
- 90% of residents travel by car to carry out their main food shop
- only 6% of residents travel by bus and an even smaller percentage walk

By providing residents with a local, more convenient alternative to Wrexham, our proposals will also help the environment:

- 3.14 million km of car journeys will be saved each year
- This will reduce CO2 emissions by 640 tonnes each and every year!



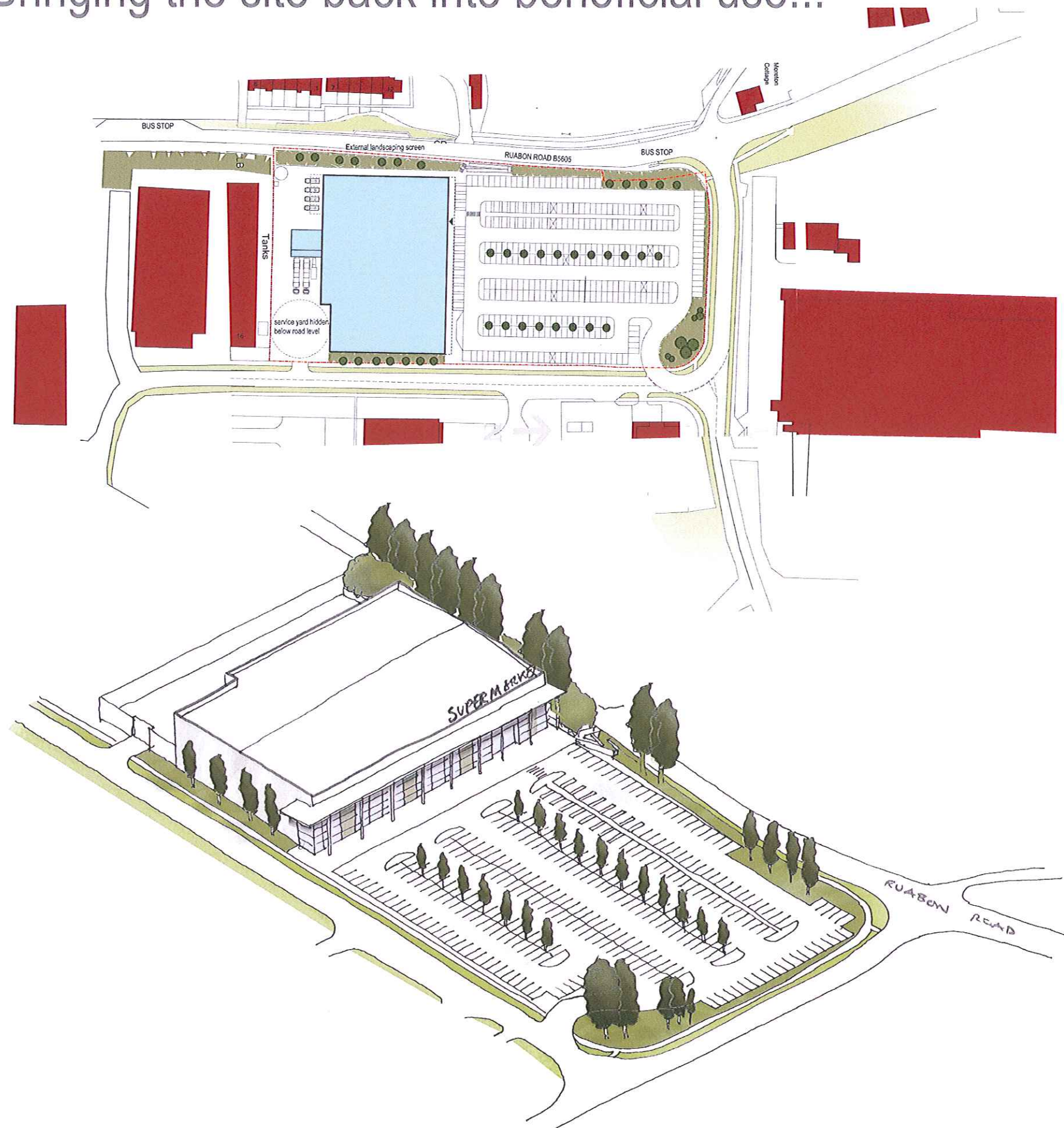
05 Bringing the site back into beneficial use...



Bydd ein cynigion yn cynnig dewis amgen go iawn i orfod teithio i Wrecsam i brynu eich prif gyflenwad bwyd. Bydd y siop o faint canolig, ac felly bydd yn darparu ystod lawer gwell o nwyddau nag sydd ar gael yn lleol ar hyn o bryd.

- Wedi'i lleoli'n gyfleus rhwng y 3 phentref
- Digon mawr i ddarparu ystod lawn o nwyddau
- Byddai'r siop yn ddewis amgen i'r siopau mawr yn Wrecsam
- Amwynder gwell i breswylwyr lleol
- Dyluniad cynaliadwy
- Mannau parcio ceir addas
- Cyfle buddsoddi sylweddol ar gyfer yr ardal leol
- Lleihad sylweddol mewn teithiau car
- Ystod eang o gyfleoedd newydd am swyddi
- Mynediad hawdd i'r safle bws i ddal bysiau rhif 2, 5, 6, X94 a J50
- Dymchwel yr adeilad a fu'n wag ers blyneddau ac ailddedfnyddio'r safle tir llwyd
- Porth newydd i'r ystad ddiwydiannol i helpu i wella'r amgylchedd a denu busnesau newydd
- Cyfleusterau gwell i fusnesau lleol yn yr ystad
- Gwaith tirlunio i guddio'r siop o olwg tai cyfagos

Mae'r darlun gyferbyn ond yn ddangosol ar y cam hwn a chaiff dyluniad gweddoluniol ei greu ar ôl i ni gael adborth gan y preswylwyr a rhanddeiliaid eraill ar egwyddor y defnydd.



Our proposals will offer a real alternative to having to travel to Wrexham to undertake your main food shopping. The store will be medium sized, so providing a much better range of goods than is available locally at the moment.

- Conveniently located between the 3 village centres
- Large enough to provide full range of goods
- The store would be an alternative to the larger Wrexham stores
- Improved amenity to local residents
- Sustainable design
- Suitable levels of car parking
- Significant investment opportunity for local area
- Significant reduction in car journeys
- Wide range of new employment opportunities
- Easy access to bus stop serving the number 2, 5, 6, X94 and J50 buses
- Demolition of long term empty building and re-use of brownfield site
- New gateway to industrial estate to help improve its environment and attract new businesses
- Better facilities for local businesses within the estate
- Extensive landscape screening from nearby houses

The adjacent sketch is only indicative at this stage and elevational design will take place once we have feedback from residents and other stakeholders as to the principle of the use.

06 Hundreds of new jobs...



Cymraeg

Bydd ein cynigion yn creu cyfleoedd newydd a gwyh am swyddi:

- 250 o swyddi newydd parhaol ar y safle
- 50 o swyddi newydd anuniongyrchol fel cynnal a chadw, goleuo, cyflenwyr
- Cyfuniad o swyddi llawn amser a rhan amser
- Swyddi lleol i bobl leol drwy ymrwymo i Bartneriaeth Cyflogaeth Leol
- Amrywiaeth o swyddi gan gynnwys rheolwr y siop a'i dirprwyon, arweinwyr adrannau, cynorthwyrwyr cwsmeriaid, cynorthwyrwyr glanhau ac ati
- 190 o swyddi adeiladu
- Cadw swyddi eraill ar yr ystad drwy ei gwneud yn fwy atyniadol i fusnesau
- Y potensial i greu hyd at £2.5 miliwn y flwyddyn mewn cyflogau newydd i bobl leol er mwyn helpu i gefnogi busnesau a siopau eraill
- Cynnydd o bron 50% yn nifer y cyfleoedd am swyddi ar Ystad Ddiwydiannol Vauxhall



English

Our proposals will create fantastic new job opportunities:

- 250 permanent new jobs within the site
- 50 indirect new jobs such as maintenance, lighting, suppliers
- Combination of full time and part time positions
- Local jobs for local people by signing up to a Local Employment Partnership
- Variety of positions including store manager and deputies, section leaders, customer assistants, cleaning assistants etc
- 190 construction jobs
- Preservation of other jobs within the estate by enhancing its desirability for business
- Potential to create up to £2.5 million per annum in new salaries for local people to help support other businesses and shops
- An increase in employment opportunities within Vauxhall Industrial Estate of nearly 50%



CAPITAL & CENTRIC
PLC

06 Cannoedd o swyddi newydd....

07 Next steps...



Cymraeg

Dweud eich dweud

Diolch am roi o'ch amser i edrych ar ein cynigion.

Rydym yn gobeithio bod y wybodaeth hon wedi bod yn ddefnyddiol a hoffem glywed eich barn cyn i ni gyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam.

A fydddech crystal â chymryd ychydig funudau i roi eich barn i ni drwy gwblhau un o'n cardiau sylwadau.



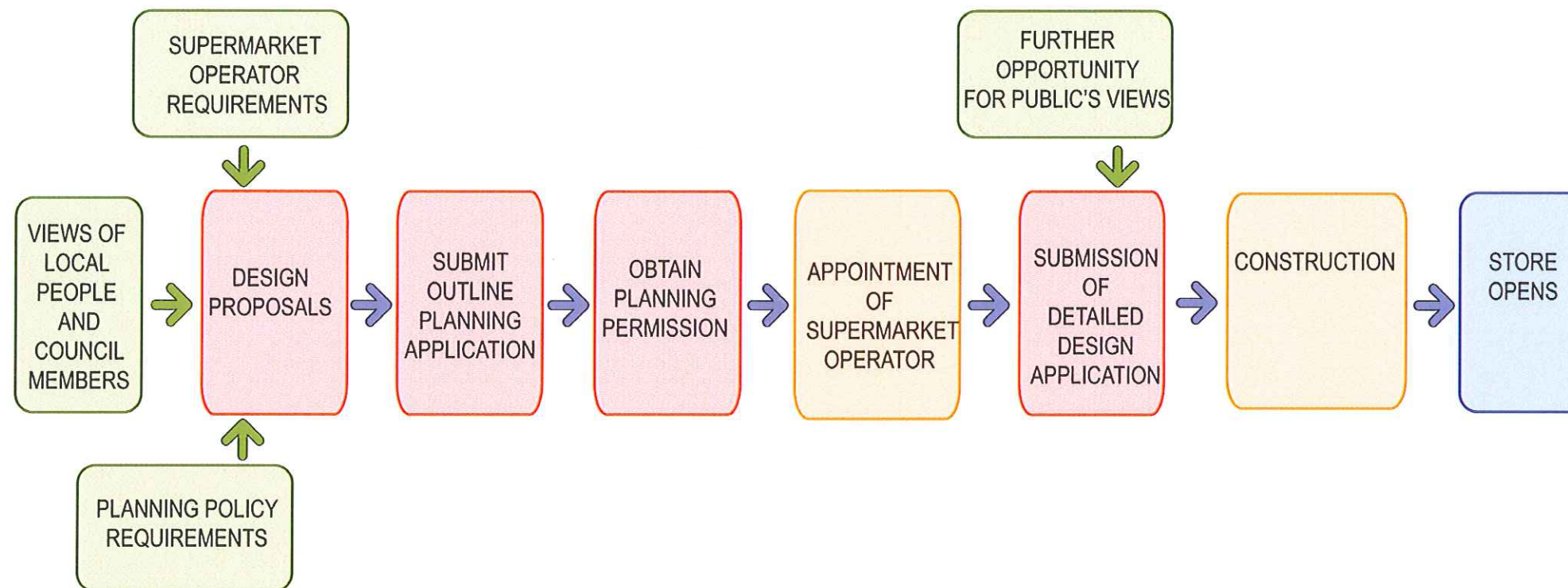
English

Have your say

Thank you for taking the time to look at our proposals.

We hope this information has been useful and we would like to hear your thoughts and views before we submit a planning application to Wrexham County Borough Council.

Please take a few moments to let us know what you think by completing one of our comments cards.



CAPITAL & CENTRIC
PLC

07 Y camau nesaf...

Appendix D: Comment Card

COMMENTS CARD

FOR THE PROPOSED SUPERMARKET AT VAUXHALL
INDUSTRIAL ESTATE

Many thanks for taking the opportunity to come to our consultation event. We would be grateful if you could complete this short questionnaire as we are keen to understand your thoughts.

- | | yes | no |
|--|--------------------------|--------------------------|
| a) Are you in favour of our proposals for a new supermarket at this location? | ☐ | ☐ |
| b) Would you shop at this store if it was built? | ☐ | ☐ |
| c) Would you be interested in any employment opportunities which will arise from this development? | ☐ | ☐ |

COMMENTS:

.....

.....

.....

.....

.....

.....

.....

.....

HOME POSTCODE.....



CAPITAL & CENTRIC
PLC

SINCE 1963