

**Town and Country Planning Act 1990**

**Local Planning Authority Statement of  
Case**

**APPEAL RELATING TO LAND AT FORMER  
WREXHAM TRAINING CENTRE, FELIN PULESTON,  
WREXHAM ROAD, WREXHAM, LL13 7RF**

**PINS Refs:** APP/H6955/A/16/3161469  
**LPA Planning Refs:** P/2016/0677

## **1.0 THE SITE**

- 1.1 The site consists of a range of buildings within an existing commercial area. The buildings have previously been used for a range of commercial purposes and as a training centre associated with a local education college. The buildings have been vacant for some time.
- 1.2 The site is located on the south western fringe of Wrexham town and is accessed from the A5152, Wrexham Road which is a primary route into the town centre from the south of the town from the A483(T) Wrexham bypass.
- 1.3 The immediate area generally consists of a mixture of commercial development which is located in a depression because of its proximity to the River Clwydog. The main Chester to Shrewsbury railway is located within 60 metres of the site to the North West on an embankment. This is further separated by a trade retail warehouse. Residential properties are located to the opposite side of the railway line.

## **2.0 PROPOSAL**

- 2.1 Planning permission was granted by Wrexham County Borough Council for the demolition of 2 no. buildings and for the change of use of land and siting of storage containers for the purpose of self-storage. This planning permission is not the subject of this appeal.

- 2.2 As part of this approval a condition was imposed restricting the hours of usage of the site. The condition and reason is worded as follows:

6. No use of the development shall be made before 07.30 hours or after 19.00 hours Monday to Friday, before 07.30 hours or after 16.30 hours on Saturday, before 09.00 hours or after 16.00 hours on a Sunday or at any time on a Bank Holiday.

**Reason:** To ensure that the use is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.

## **3.0 LOCAL PLANNING CONTEXT**

- 3.1 The relevant development plan for this appeal is the Wrexham Unitary Development Plan (UDP) as adopted by the Council in 2005. For the purposes of this appeal, policies PS2, GDP1, H3, H5 and T8 are relevant.
- 3.2 Policy PS2 is a strategic policy which aims to ensure the broad location of development.
- 3.3 Policy GDP1 states that 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 locality,
  - (d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- 3.6 Policy T8 requires that all new development should provide, either on site or in close proximity, parking provision in accordance with the Council's current parking standards.
- 3.8 Paragraph 4.1 of the UDP states that the Council will, from time to time issue supplementary planning guidance with the aim of encouraging high standards of development and design. Accordingly Local 16 – Parking Standards is applicable.

#### **4.0 THE COUNCIL'S CASE**

- 4.1 The proposed development involves the change of use of the land and buildings and to site containers to be used for the purpose of public self-storage.
- 4.2 The Council considers that the siting of more than 100 metal shipping style storage containers for storage purposes will result in an increase in visitor numbers to the site including associated traffic movements.
- 4.3 If the site were to open to public access over a 24 hour period, the Council considers that the level of noise generated by the associated traffic movements and the general disturbance by users opening, closing and manoeuvring objects within the containers will cause disturbance to the neighbouring residential occupiers located some 80 metres from the site. This would also be exacerbated by anti-social behaviour of customers throughout the night time period.
- 4.4 The Council also considers that the significant number of containers to be sited will generate vehicle movements that, over a 24 hour period, would be detrimental to the surrounding neighbouring occupiers on Wrexham Road through Rhostyllen and the outlying areas of Wrexham. The site access onto Wrexham Road is considered dangerous and has been subject of a number of accidents and minor collisions over a number of years.
- 4.5 The Council considers that the timings imposed are aligned with the operational hours of the neighbouring businesses and allow for sensible trading hours which would not be detrimental to the amenity currently enjoyed by the neighbouring residential occupiers.

#### **5.0 CONCLUSION**

- 5.1 The Council considers that, without the condition subject to this appeal, the proposal would represent an unacceptable impact upon the amenity of the neighbouring residential occupiers and respectfully requests that this appeal should be dismissed.