Planning Design & Access Statement

Project:	**Containerised Self-Storage Development**
Site:	**Wrexham Industrial Estate, Bridge Road South, LL13 9SQ**
Reference:	**2152**
Date:	**November 2025**
Version:	**1**

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1.0 Introduction

1.1 This Planning, Design & Access Statement supports a retrospective full planning application for temporary use (3 years) for the development of a containerised self-storage facility. Our client is looking at long-term development on this land and is seeking temporary use until an Industrial scheme is ready to come forward. This will prevent the land becoming derelict.

1.2 It's located on previously developed land and currently in use as hardstanding, with no buildings present at Wrexham Industrial Estate, Bridge Road South, LL13 9SQ.

1.3 This application is submitted on behalf of Cuboid Self Storage Ltd.

1.4 The proposal seeks permission for:

- 86 × 20ft storage containers (1,161m^2)
- Associated surfacing and internal vehicular circulation
- Perimeter security fencing and access gates
- Parking provision (2 standard + 1 accessible) and cycle parking (2 spaces)

1.5 The development provides a low-impact, employment-supporting commercial use fully compatible with the surrounding industrial estate context.

1.6 Application documentation includes:

- Planning Application Forms and Certificates
- This Planning, Design & Access Statement
- Location Plan – 2152-A1-01
- Existing Site Layout – 2152-A1-02
- Proposed Site Layout – 2152-A1-03-A
- Container Specification – 20ft Unit – 2152-A2-01

2.0 The Site

2.1 The site lies within an established and safeguarded employment area under Wrexham LDP. The site contains no trees, watercourses, or ecological receptors to pre-empt ecological queries. The application site measures 3,961m^2 (0.987 acres), as shown on the Proposed Site Layout.

2.2 The surrounding context is wholly commercial/industrial and includes a mixture of:

- Storage yards
- Industrial units
- Commercial compounds
- Service yards
- Distribution and light-industrial activities

2.3 The Existing Site Layout shows the land comprises open hardstanding with established boundaries and no permanent buildings. Topography across the site is level, and the existing access

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arrangements from Bridge Road South are retained. There are no external alterations other than container placement and fencing.

2.4 There are no ecological, heritage, residential or landscape constraints affecting the site.

3.0 Proposed Development

3.1 The proposal delivers a dedicated containerised self-storage facility operated by Cuboid Self Storage Ltd. This comprises of 86 × 20ft containers (1,161m^2) and retention of the existing site access, with internal circulation optimized for cars, vans and small rigid vehicles.

3.2 The proposed layout utilizes the hard standing efficiently, allowing separate but co-existing uses for vehicle and containerised storage. Security, functionality, and separation of customer and service areas are key design priorities.

4.0 Planning History

4.1 The site forms part of a long-established industrial complex and is already in commercial use, as reflected in the hard standing, layout and infrastructure visible on the existing drawings. The site was last used as a commercial/industrial yard.

4.2 There is a clear commercial and storage-related precedent across the wider estate. The use is entirely compatible with surrounding operations.

4.3 The proposal does not introduce noise-generating processes, heavy machinery, or high-intensity activity. Vehicle movements are low and spread throughout the day.

5.0 Planning Policy Assessment

5.1 National Planning Policy (Wales) – Planning Policy Wales (PPW11)

Relevant principles:

- Reuse of previously developed land (PPW11 §3.51)
- Support for employment and economic development (Chapter 5)
- Efficient use of land in established industrial areas
- Encouraging low-impact commercial development that supports local economies

5.2 The proposal aligns with national objectives by restoring underused land within a safeguarded employment area.

5.3 Local Planning Policy (WCBC / Wrexham LDP)

Relevant policies include:

- Policy EC1 – Established Employment Areas
- Policy EC2 – Employment Allocations
- Policy GDP1 – General Development Principles
- Policy T1 – Parking and Accessibility
- Policy T2 – Transport Impacts
- Policy PS2 – Development in Town and Local Centres / Employment Locations

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- Policy BE1 – Design Standards
- Policy CLF1 – Climate Change Mitigation / Sustainable Development

6.0 Compliance Summary

6.1 The development is fully compliant with Wrexham LDP, as it supports employment land objectives, introduces low-impact commercial use, and has no adverse effects on the environment, amenity, highways, or landscape. The proposals therefore satisfy the policy framework for development within Wrexham Industrial Estate.

6.2 Employment Use

Although technically 'sui generis', the proposed use maintains employment-generation potential. It supports economic reuse of land that was always associated with commercial activity. Self-storage operations typically support indirect employment through logistics, removals, and small businesses.

6.3 Use

A sui generis self-storage facility, entirely compatible with the surrounding commercial and industrial uses. The use does not involve any hazardous substances, processing, or waste operations. The historic use is unspecified previously developed industrial estate land, most likely used as a service yard / hardstanding associated with the surrounding industrial units. There are no historic buildings or labelled historic features on the land within the application.

6.4 Amount

- 86 × 20ft containers (1,161m^2)
- Site area: 3,961m^2
- 2 standard car parking spaces + 1 accessible bay
- 2 cycle spaces (Sheffield stand)

6.5 Layout

The Proposed Site Layout as shown on drawing 2152-A1-03-A demonstrates:

- Efficient arrangement of containers in rows
- Safe vehicular circulation around the site
- Parking is located at the entrance for customer accessibility
- Secure boundary fencing and controlled access
- Minimal visual clutter due to consistent container form and finish

6.6 Scale

All storage containers are single storey. No buildings exceed typical industrial yard structures.

6.7 Appearance

- All units are standard ISO 20ft steel containers with uniform presentation.
- Fencing comprises V-mesh security fencing in a neutral industrial colour.
- The appearance reflects typical storage and logistics operations within industrial estates.

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6.8 Landscaping

The site is fully industrial in character. Planting opportunities are limited, but any existing soft boundaries will be retained where possible. Additional native planting can be introduced if required by condition. No requirement for screening due to industrial context

6.9 Access & Inclusive Design

- Existing access retained from Bridge Road South
- Level access across the site for customers of all abilities
- An accessible parking bay is provided close to the entrance
- All circulation routes are wide, unobstructed and suitable for small commercial vehicles
- Vehicles can manoeuvre within the site without reversing into the highway

6.10 Technical Considerations

Highways & Traffic

Trip generation from self-storage facilities is extremely low. Customer visits average short durations and are distributed throughout the day. No highway capacity issues are anticipated.

6.11 Noise

Activities comprise loading/unloading of small items by private individuals. Noise impacts are negligible and fully compatible with the surrounding industrial environment.

6.12 Drainage

Existing hard standing will be retained. A surface water strategy can be secured via planning condition if required.

6.13 Ecology

The site is already hard surfaced and contains no ecological features of value. No designated habitats are affected.

7.0 Summary & Conclusion

This proposal represents the sustainable reuse of a previously developed industrial site to deliver a modern, secure and well-managed containerised self-storage facility within the established Wrexham Industrial Estate.

The development:

- Supports local employment
- It is low-impact and low-traffic
- Is visually appropriate to its industrial context
- Complies with national and local planning policies
- Enhance site security, layout efficiency and economic productivity

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The scheme provides a beneficial and suitable use for this underutilised plot, aligning with the strategic employment role of the wider estate. The proposal is sustainable, policy-compliant and represents an appropriate form of development for this location.

Our client is looking at long-term development on this land and is seeking temporary use until an Industrial scheme is ready to come forward. This will prevent the land becoming derelict.

Planning permission is therefore respectfully requested.