Planning Design & Access Statement

Project:	**Containerised Self-Storage & Open Storage Development**
Site:	**Land at Ridley Wood Industrial Complex, Bryn Lane, Wrexham LL13 9UT**
Reference:	**2154**
Date:	**November 2025**
Version:	**1**

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1.0 Introduction

This Planning, Design & Access Statement supports a full planning application for a mixed-use commercial storage development at the Ridley Wood Industrial Complex, Bryn Lane, Wrexham. The application is submitted on behalf of Cuboid Self Storage Ltd, with a confirmed long-term tenant—Gas Direct Cymru, a division of Air Products, a multinational Fortune 500 industrial gases company—occupying Yards 03–05.

The proposal comprises:

- Containerised self-storage
- Open-storage yards
- Tenant-specific operational areas (Gas Direct Cymru)
- Security fencing and gates
- Lighting and CCTV
- Parking and internal circulation
- A welfare building for staff (Portakabin TN104)
- The development represents the sustainable and efficient reuse of previously developed industrial land.

2.0 The Site

The application site is located within the established Ridley Wood Industrial Complex, a safeguarded employment area characterized by:

- Industrial units
- Distribution yards
- Service compounds
- Open storage areas

The Existing Site Layout (2154-A1-02) () confirms the land now comprises cleared hardstanding, with no structures remaining following recent approved demolition works.

The site is level, fully enclosed and accessed directly from Bryn Lane, which serves the wider industrial estate.

There are no ecological, residential, heritage or environmental sensitivities in proximity to the site.

3.0 Planning History

The land previously accommodated several small industrial/commercial buildings that had become redundant. A formal Prior Notification for Demolition (P/2024/0321) was approved by Wrexham County Borough Council, authorising the demolition of nine existing buildings within the red line boundary.

This approval:

- Confirmed that the structures were not protected or of heritage value
- Established that demolition would not result in environmental or amenity harm
- Allowed the site to be cleared for future employment uses

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All buildings identified in P/2024/0321 have now been demolished, and the site is clear and ready for reoccupation.

4.0 Proposed Development

4.1 Containerised Storage

- 13 × 20ft steel containers
- Arranged along the northern boundary
- Low-impact, low-traffic customer access

4.2 Open-Storage Yards

- Individual secure yards
- Total open-storage area: 4,770m^2
- Flexible space for SME, trade and commercial occupiers

4.3 Gas Direct Cymru Operational Area (Yards 03–05)

- Gas Direct Cymru, part of Air Products (Fortune 500), will take a long-term lease of Yards 03–05. Their operations will include:
- Secure storage and distribution of industrial gas cylinders
- Dedicated HGV and van access
- Defined turning/manoeuvring areas

4.4 Welfare / Support Building

A staff welfare unit (Portakabin TN104 modular building) is included within the tenant compound.

4.5 Site Infrastructure

- V-mesh security fencing and vehicular gates (2154-A4-01)
- Forklift Truck Shelter (2154-A4-02)
- Lighting and CCTV columns
- Parking: 8 standard spaces + 1 accessible
- 2 cycle spaces
- Controlled entry and circulation layout

5.0 Planning Policy Assessment

5.1 National Policy – PPW11

- The proposal meets key national objectives:
- Reuse of previously developed land
- Support for employment and economic activity
- Enhancement of existing industrial estates
- Low-intensity commercial uses with limited environmental impact

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5.2 Local Policy – Wrexham LDP

Relevant policies include:

- EC1 – Established Employment Areas
- EC2 – Employment Allocations
- GDP1 – General Development Principles
- T1 – Parking & Accessibility
- T2 – Transport Impacts
- BE1 – Design Standards

The proposal accords with the LDP's aim to maintain and intensify employment uses within established industrial locations. The presence of a major operator (Air Products / Gas Direct Cymru) reinforces the strategic employment value of the site.

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 and open storage operations typically support indirect employment through logistics, removals, and small businesses.

6.3 Use

The development comprises a sui generis mix of:

- Containerised self-storage
- Open commercial storage
- Tenant-specific operational areas for Gas Direct Cymru

<u>Gas Direct Cymru / Air Products</u>

Air Products is a global Fortune 500 industrial gases company, with operations across energy, healthcare, chemicals, and manufacturing sectors. Their Wrexham base at Ridley Wood will provide:

- Secure cylinder storage
- Distribution hub operations
- Staff welfare accommodation
- Controlled HGV and van activity

The use is fully compatible with the industrial setting and generates direct local employment.

<u>General Site Use</u>

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The wider self-storage and open storage uses:

- Support local businesses and trade operators
- Generate low levels of traffic
- Have minimal noise or environmental impacts
- Maintain the industrial character of the estate

The site's cleared condition following P/2024/0321 is ideally suited to this type of flexible employment reuse.

6.4 Amount

- 13 × 20ft containers = 176m^2
- Open storage = 4,770m^2
- Application area = 7,335m^2 (1.812 acres)
- Parking = 8 standard + 1 accessible + 2 cycle spaces
- Welfare building = TN104 modular unit (Portakabin)

6.5 Layout

Key layout principles:

- Segregated tenant areas for operational safety
- Dedicated Gas Direct Cymru compound (Yards 03–05
- Efficient circulation and turning for HGV
- Parking placed at the entrance for customer convenience
- Containers positioned along secure boundaries
- Clear fencing lines defining private yard areas

6.6 Scale

- Containers: single storey
- Welfare building: approx. 2.9m height
- Fencing: approx. 2.35–2.4m high
- Forklift shelter: approx. 2.8–2.95m high

All elements align with typical industrial-estate scale and character.

6.7 Appearance

- Industrial ISO containers in uniform finish
- Modular Portakabin welfare building
- V-mesh security fencing
- Functional lighting and CCTV
- Open yard surfacing typical of industrial estates

The proposed appearance reflects the operational, commercial nature of the site.

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6.8 Landscaping

The site is fully industrial in character and almost entirely hardstanding. Minimal landscaping is required. Any soft boundary planting can be secured by condition if requested by the LPA.

6.9 Access & Inclusive Design

- Existing access retained from Bryn Lane
- Level site with DDA-compliant movement
- Accessible parking provided
- Clear segregation of pedestrian and vehicle areas
- Safe HGV manoeuvring within tenant yards
- No reversing movements onto the public highway

7.0 Technical Considerations

7.1 Highways & Traffic

- Low overall site traffic
- Predictable commercial vehicle movements
- Adequate turning for HGVs

7.2 Noise

- No industrial processes
- Cylinder storage activities are controlled and low noise
- Operations fully compatible with industrial neighbours

7.3 Drainage

- Existing hardstanding retained
- Any additional SuDS measures can be conditioned

7.4 Ecology

- No features of ecological value
- Site cleared under P/2024/0321 in accordance with prior-notification procedures

7.5 Economic Benefits

The proposal will deliver:

- Direct employment via Gas Direct Cymru / Air Products
- Significant long-term investment by a Fortune 500 company
- Flexible storage space supporting local SMEs
- Increased economic productivity for Wrexham Industrial Estate

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8.0 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 and open storage facility within the established Wrexham Industrial Estate.

The proposed development:

- Reuses previously developed land cleared under P/2024/0321
- Supports major employment investment (Air Products / Gas Direct Cymru)
- Is low-impact and policy compliant
- Enhances the operational value of the industrial estate
- Has no adverse effects on amenity, ecology, highways, or the environment

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.

Planning permission is therefore respectfully requested.