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Planning Statement



Statement prepared for:

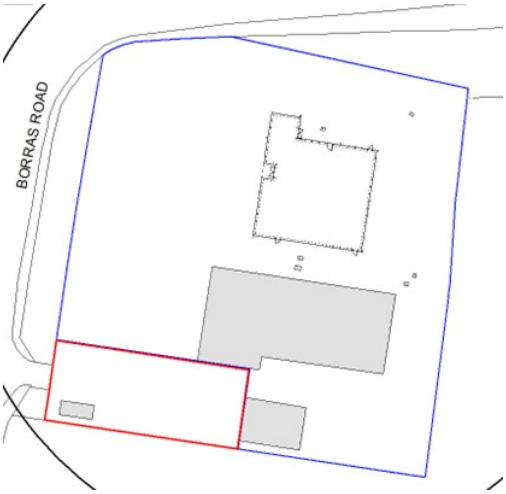
Mr Geoff Brereton
ROC
Borras Road,
Wrexham,
LL13 9TW.

Statement required for:

Proposed Storage containers in retrospect on existing hard standing gravel at, ROC, Borras Road, Wrexham, LL13 9TW.

1. Brief:

1.1 We have been approached by our client to prepare a planning statement for the retention of storage containers on existing hard standing area to create storage facilities.

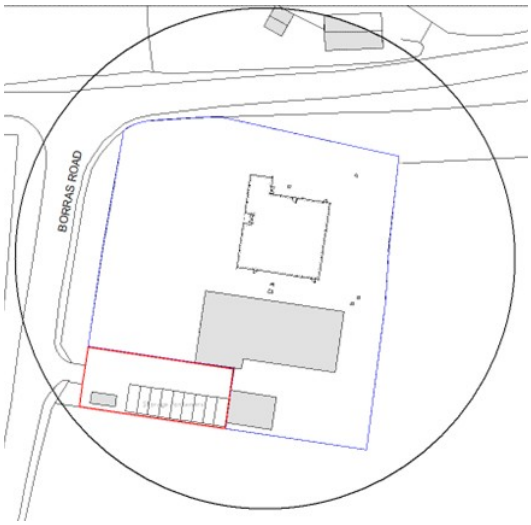


1. Existing Site Plan

2. Access, including movement to and from the site:

2.1 Access to the site is currently provided from Borras Road, Wrexham.

2.2 This has been the case for the duration of the siting of the containers with no documented issues encountered with regards to access or safety of road users in this area.



2. Proposed Site Plan

2.3 Borras Road in Wrexham is accessed from the A5156 just off the A483 Gresford Roundabout.

2.4 The site is connected to the road network by the A483 which provides a link to the major roads of the country such as the M53/M56/M6/M1.

3. Character:

3.1 The existing character of the area is industrial and commercial based.

3.2 This would remain unaltered by the retention of the containers on site and allow the continuation of much needed storage at the site.

4. Appearance:

4.1 The appearance of the storage containers is green to blend in with existing shrubbery and the natural environment.



3. Appearance

5. Community Safety

5.1 There is no reason to believe that the retention of the storage containers will affect the community safety in any way.

5.2 According to the police website 29 crimes were reported in the month of September 2025. On viewing the crime map no crimes were reported in the local immediate vicinity.

5.3 It is not thought the retention of the containers will therefore have an adverse effect on the safety of the local community.

6. Conclusion:

6.1 We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

6.2 This statement provides information that the siting of the containers has had no negative affect on the local community from a safety and highways perspective.

6.3 Their retention on site, has no effect on residential amenity and will allow the site to retain its storage for several years.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd