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Design & Access Statement

# Wrexham Industrial Estate, Bryn Lane, LL13 9UT

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# Control

Prepared For

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Design & Access Statement

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# Introduction

The Introduction chapter contextualises the Design and Access Statement, outlining the purpose of the document and the scope of the proposed development. It provides an overview of the application type, the nature and extent of the proposals, and identifies the applicant and project team. This chapter also explains the structure of the statement, establishing the framework for the design narrative presented in the following chapters.

# Introduction

## Purpose

This design and access statement has been prepared by UMC Architects on behalf of the Client as part of the supporting documentation for an Outline Planning Application which is to be submitted to Wrexham County Borough Council.

A number of reports accompany the planning application which provide further details - these should be read alongside the Design and Access Statement, the parameter plan and illustrative plans

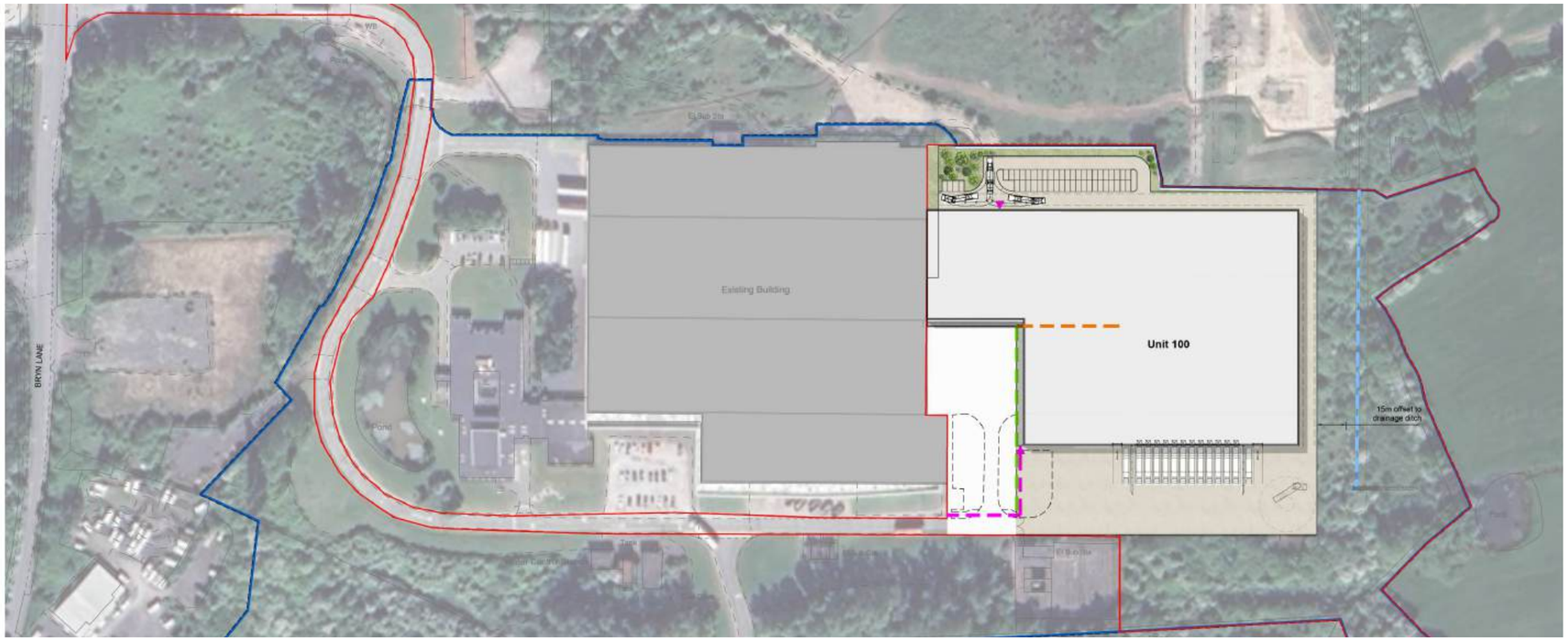
## Scope

This document contains a summary of the site context, analysis of the surrounding areas and an explanation of the design evolution how the physical characteristics of the scheme have been informed by the design process and explains the steps taken in the process, culminating in the proposed design solution and development parameters.

This is in accordance with the requirements of the planning application processes. The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 sets out the requirements for Design and Access Statement.

## Description of Development

Outline planning application (all matters reserved excluding access) for the erection of additional floorspace within Use Class B2 and/or Use Class B8 and ancillary offices, along with access, car parking, service yard, landscaping and associated works..
In addition, the indicative Masterplan and technical plans demonstrate for illustrative purposes car parking; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, lighting and substation; and for the laying out of the buildings; routes and open spaces within the development and all associated works and operations including but not limited to: earthworks; provision of attenuation infrastructure, engineering operations.





# Project Overview

The project involves the potential development of a site which lies on the edge of Wrexham Industrial Estate and Redwither Business Park. This document provides information on the opportunity for a strategic employment development and shows that the site provides a suitable and sustainable option for growth. It will integrate new industrial and logistics units (with ancillary office space) into the wider development.

This document has been prepared to inform the planning application with Wrexham County Borough Council.

The document includes an overview of the planning context, site analysis, and the key design principles relevant to the development of the site. It then presents an illustrated site layout showing how the development could be accommodated on to the site.

# Project Team Details

Client

Elite Partners Capital

Project Manager

Colliers International

Architect

UMC Architects

Building Services Engineer

MTT Limited

Planning Consultants

Quod

Structural and Civil Engineer

Curtins Ltd

Ecologist

Ecology Consulting

Transport Consultant

Curtins Ltd

BREEAM Consultant

MTT Limited

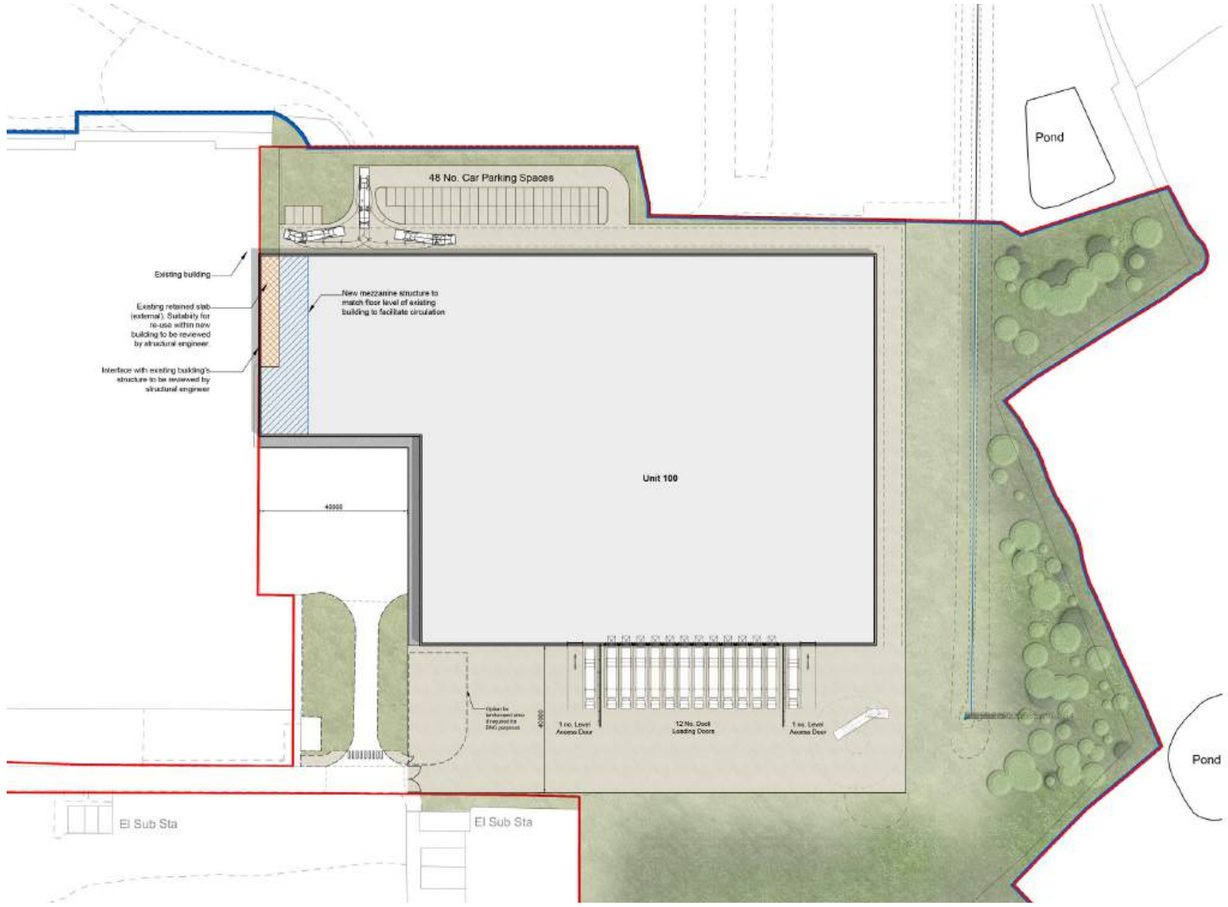
# Brief

The parameters for a B2/B8 development up to 15,000sqm of employment floorspace are shown on the Parameters Plan, for which approval is sought. The illustrative masterplans demonstrate how employment floorspace could come forward via a single unit scheme or contiguous to the existing warehouse. Further details, including layout, appearance, scale and landscaping will be agreed at a later stage through separate 'Reserved Matters' applications. Detailed Planning Permission is sought for access.

The Applicant is keen to ensure that this development works within and is sensitive to the context of the Site surroundings. This statement outlines the design considerations which have established the key development parameters set out in the Parameters Plan, and have informed other hypothetical elements of the design, shown on the illustrative Masterplan. The key components of the brief are:

- The scale of the development must consider place making principles through a building design and development frontage.
- Simple, high quality architectural language for the development which should site comfortably within the surrounding context.
- Building forms should be uncomplicated as well as reflecting and complementing the area.
- Materials should respect the landscape context of the buildings and provide coherent architectural solutions.
- Key landscaping features to increase the quality and success of the development and employees who use the development, and to assimilate the development into the wider landscape.
- Clear separation of circulation routes for vehicles and pedestrians and appropriate highways enhancements and improvements to public transport infrastructure (the details of which are confirmed in Apex Transport's documentation).

Ultimately, permission is only sought for the maximum development parameter and access details at this stage. However, the Illustrative Masterplans demonstrate how the scheme should come forward appropriately, with adequate landscaping and other mitigation to ensure the development works.

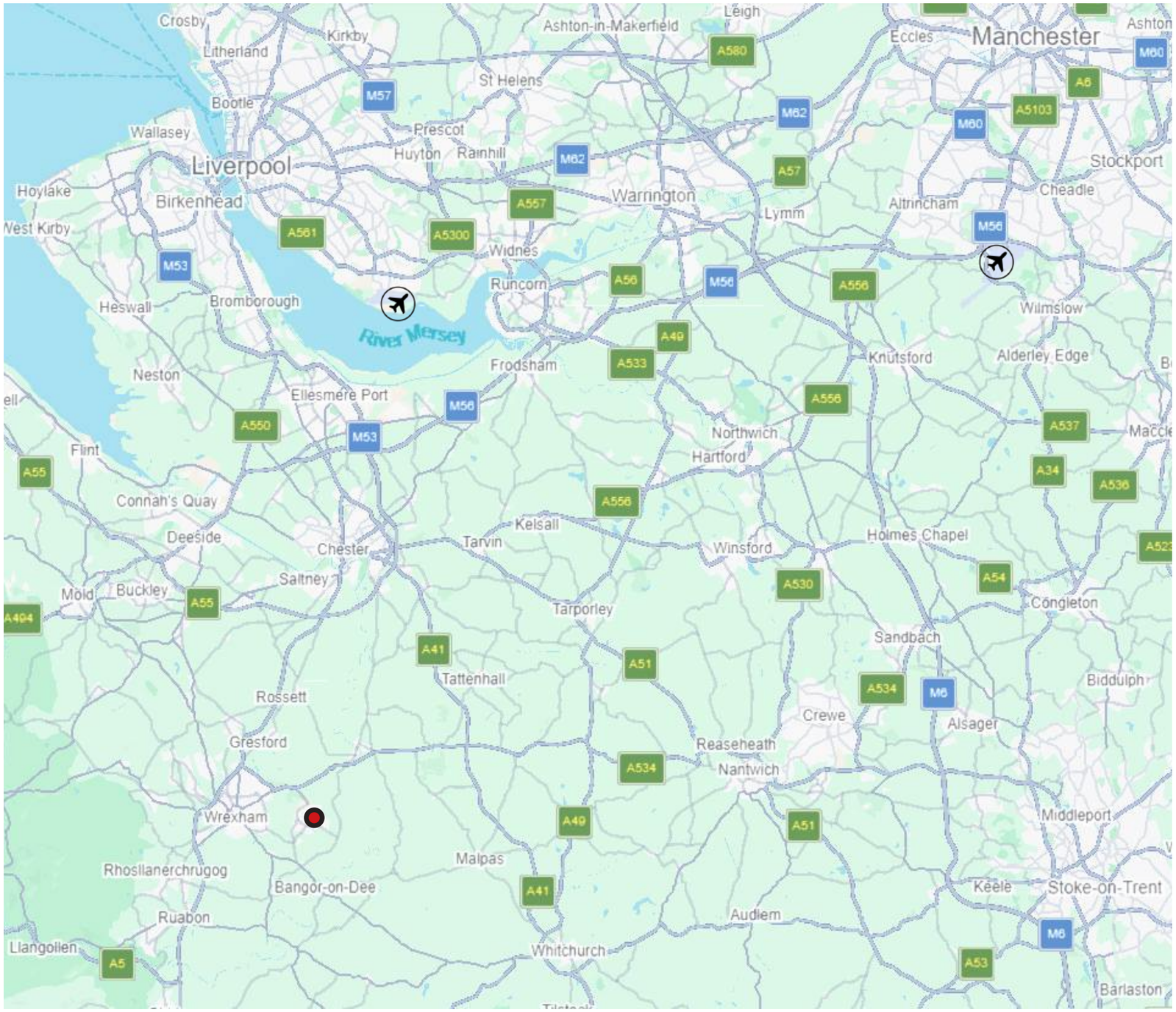


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# Site Context

Understanding the context of the site is fundamental to informing and shaping the development proposals. This chapter sets out the physical, environmental, and strategic characteristics of the site and its surrounding area. It considers the site's location, accessibility, topography, landscape character, and existing land uses, as well as its relationship to adjacent buildings and infrastructure. This contextual analysis ensures that the design response is well-integrated, sensitive to its setting, and aligned with local planning policy and guidance.

# Site Location




## Site Address

Bryn Lane,
Wrexham,
LL13 9UT

## Site Size

12.63 Acres
5.11 Hectares

## National Context

The proposed development is in Wrexham. It is a well connected city close to the Wales England border. Major A-roads run through Wrexham connecting it to Chester and Liverpool beyond to the North. As well as, the M6 and Stoke-on-Trent to the East.

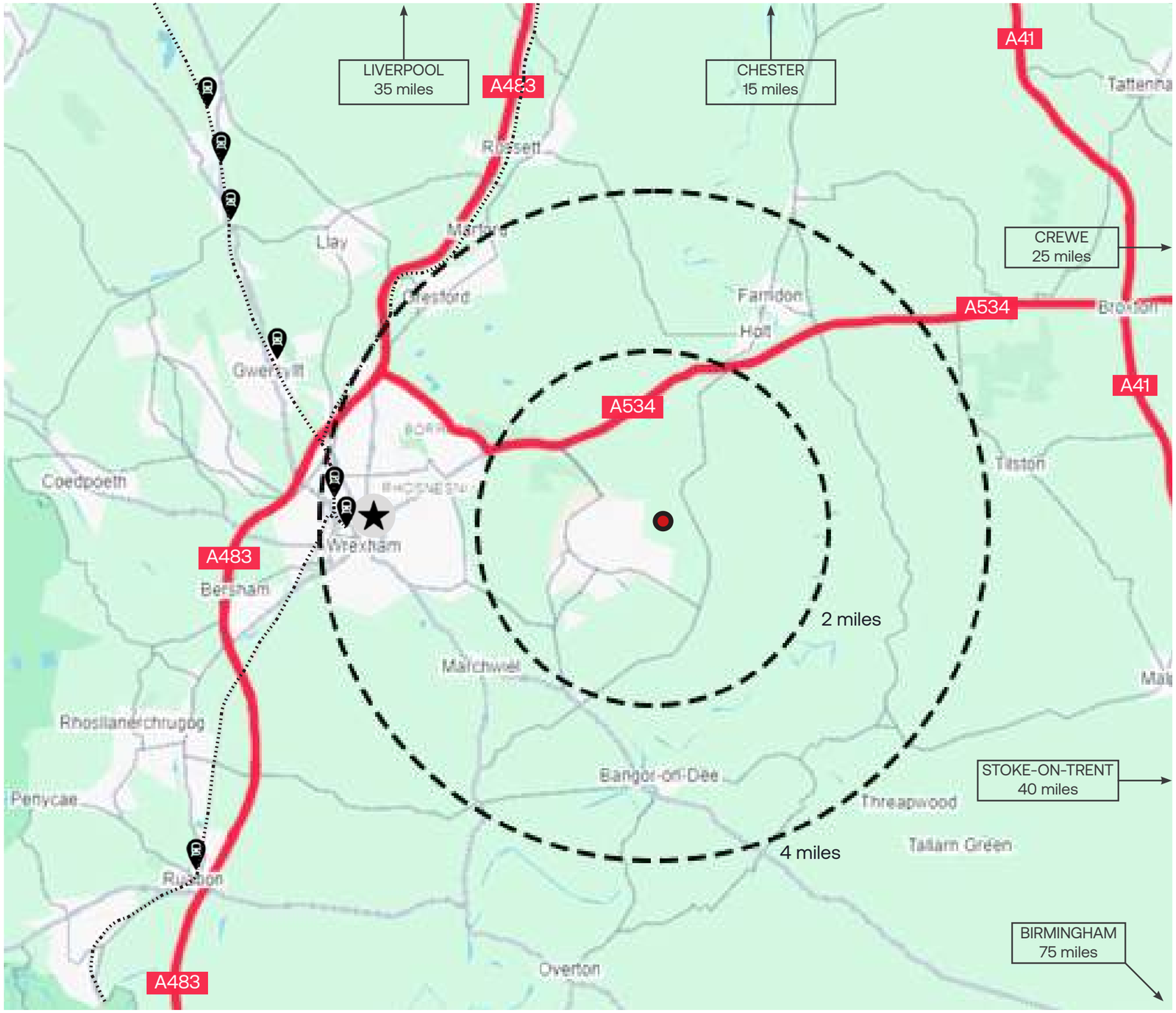


# Site Location

## Regional Context

The site is located west of Wrexham town centre, within an established industrial and business development. The border with England is 1.5 miles as the crow flies, east of the site.

Although there are no motorways in North Wales, there are A-roads to the north, east and west of the site within close proximity. These roads provide vital connections to Chester and Liverpool to the north and Crewe to the east. In addition, the A-roads provide connections further to motorways such as the M6 beyond Crewe, allowing for links across England.




Key

- Site
- A-roads
- City Centre
- Railway
- Train Station

# Site Location



The West site boundary runs along the East elevation of an existing industrial building, currently occupied by The Very Group. The site is located within an established industrial estate mostly to the South and West of the site.

Key

Application Boundary

# Transport Links




The site is located a short distance from many nearby bus stops, providing direct connections to Wrexham Bus Station. The link roads within Wrexham Industrial Estate and Redwither Business Park provide connections to the A534 and the B5130. In addition, there are a number of bus stops. The site also benefits from close proximity to the A534, providing links to Wrexham, Chester and Crewe. Although there are no Motorways in close proximity, the A-roads close by have strong links to the M6 beyond Crewe to the East and M56 beyond Chester to the North.

Key

- Application Boundary
- Bus Stop
- A-Road
- B-Road
- Link Roads

# Land Use



The site is predominantly surrounded by industrial buildings and is located close to the established employment zones of Wrexham Industrial Estate and Redwither Business Park. This zone comprises a mix of warehouses, distribution centres, light industrial units, and associated service yards.

Small amounts of residential areas line the B5130 to the East of the site.

Key

- Application Boundary
- Employment / Industrial units
- Residential

# Green Space

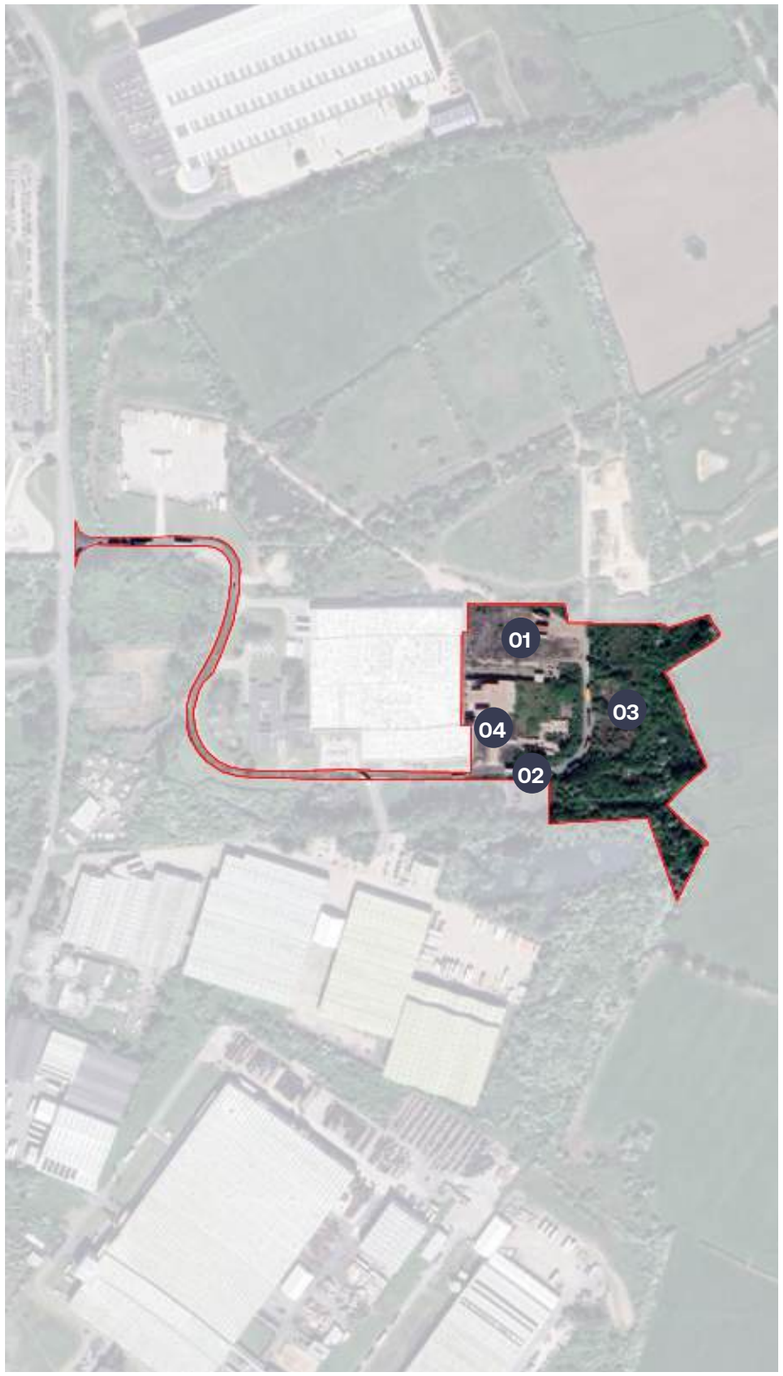



The site is situated on the edge of Wrexham Industrial Estate, meaning that the 1 mile radius includes industrial buildings to the South and West of the site. Just over a mile to the North West is a golf club. Most of the area to the North and East of the site is agricultural land. A small residential area is located on the South West edge of the industrial estate, just over a mile from the site. The houses there are located around a sizable village green.

Key

- Application Boundary
- Watercourse
- Golf course
- Residential Park

# Existing Site Conditions






01 Low level yard to be developed on



02 Entrance road

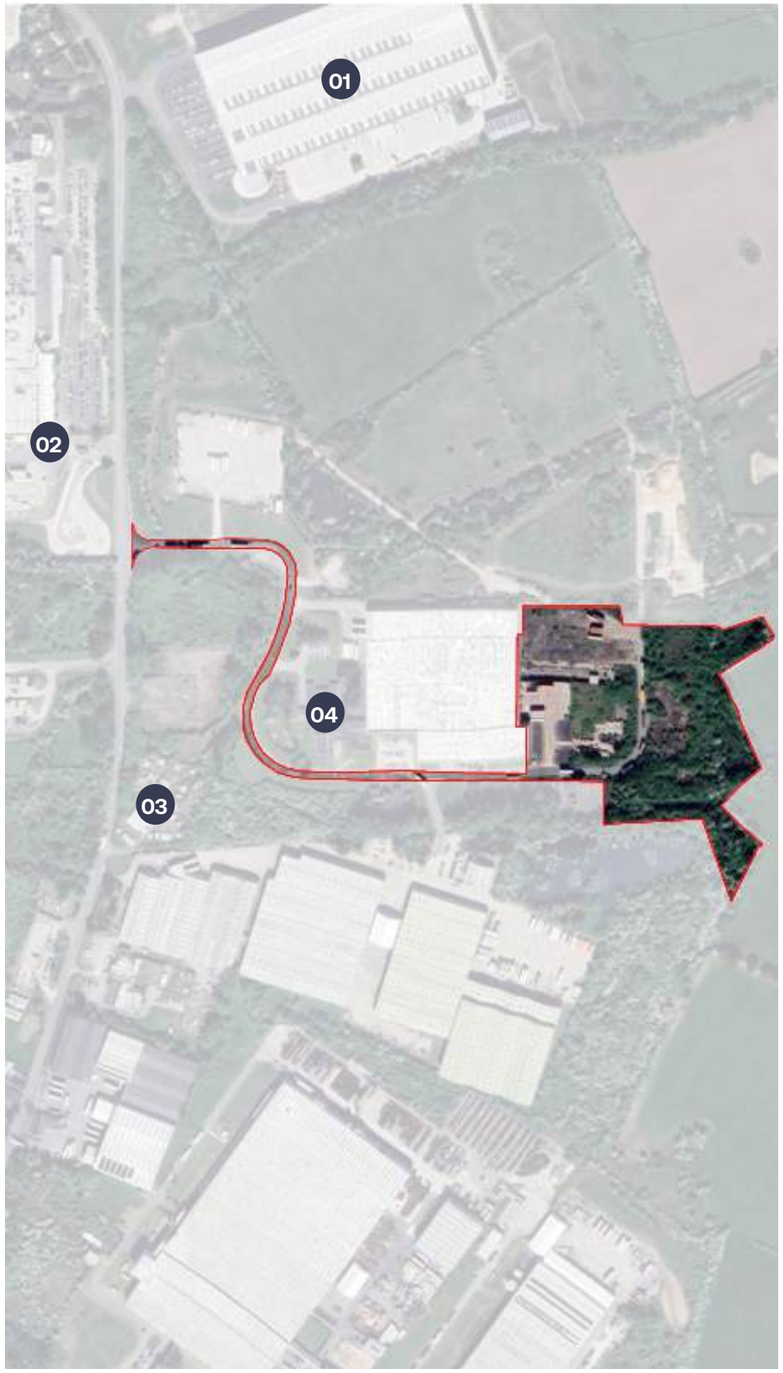


03 Existing vegetation




04 Existing yard at high level

# Adjacent Properties







01 Net World Sports



02 Kelloggs Wrexham




03 Secure Storage



04 The Very Group

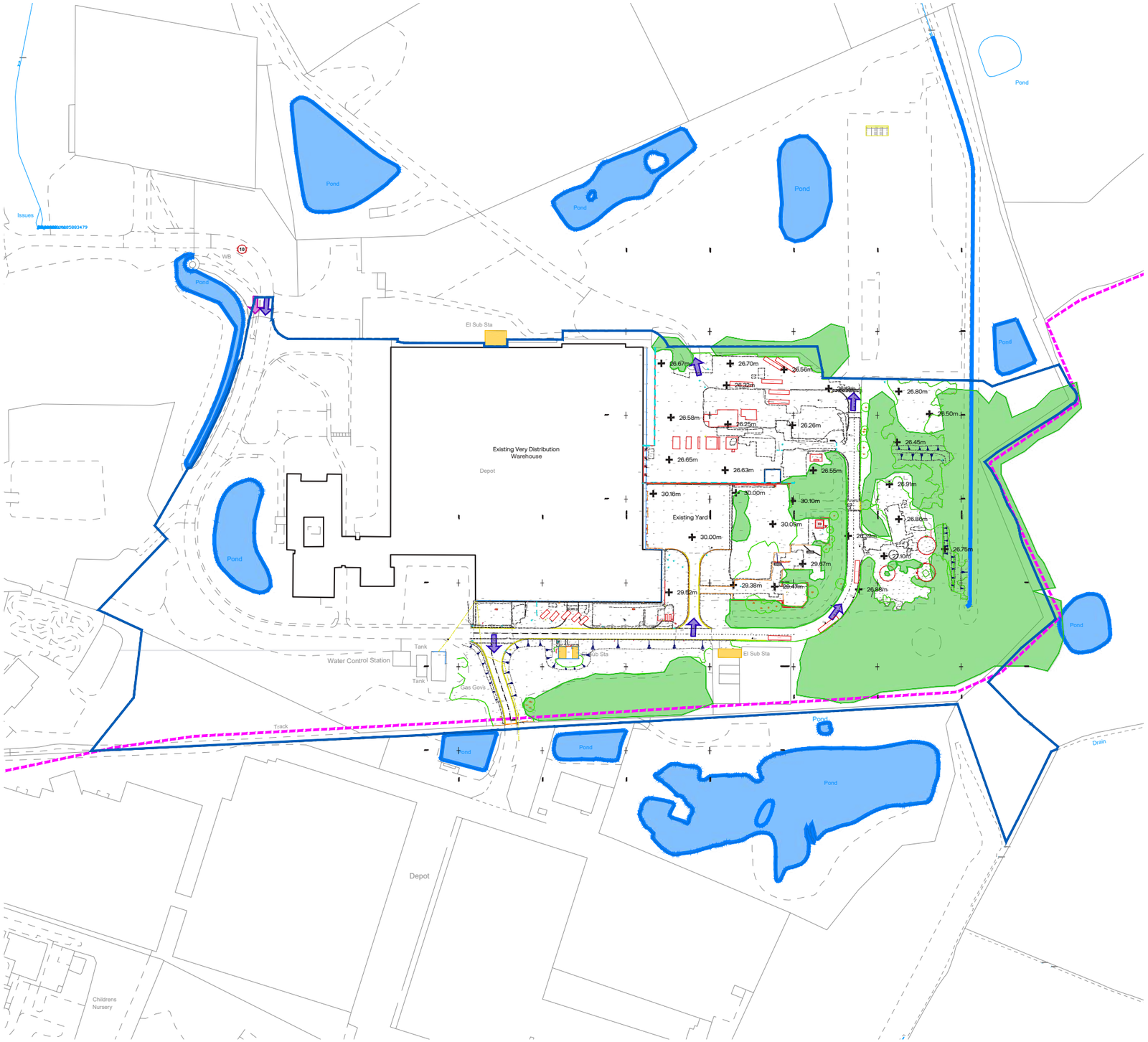
# Constraints Overview

The site is currently a yard and storage area for the neighbouring existing warehouse. There is a large retaining wall dividing the higher and lower sections of the yard space. The higher existing yard is a constraint for the new development but the design has been arranged to retain it.

From the plan it can be seen that a large proportion of the eastern half of the site is covered in existing vegetation. This will need to be cleared for the new development. In addition, there are a number of ponds beyond the boundary of the site.

A number of electrical substations are shown on the plan, however they don't provide significant constraint to the design of the new scheme.

There is a public footpath running along the southern boundary of the site. It starts within the ownership boundary and crosses outside of the boundary at the south-eastern corner of the site.




## Key

| | | |
|---|---|---|
| 12m | Spot Heights: Topo | Indicated |
| | Sensitive Viewpoints | Unknown |
| | Noise Sensitive Boundary | Unknown |
| | Speed Limits and Road Names | Indicated |
| | Vehicle Access | Indicated |
| | Pedestrian / Cycle Access | Indicated |
| | Rail | Not Present |
| B | Bus Stop | Unknown |
| | Height Restrictions | Unknown |
| | Listed Buildings | Unknown |
| | Flood Zone 2 | Not Present |
| | Flood Zone 3 | Not Present |
| | Flood Defences | Not Present |
| | River / Watercourse/ Ponds | Indicated |
| | Archaeological Features | Unknown |
| | Protected Species | Unknown |
| [redacted] | [redacted] | [redacted] |
| | Existing Vegetation | Indicated |
| | Priority Habitat | Unknown |
| | Tree Protection Order | Unknown |
| | Ancient Woodland | Unknown |
| | SSSI, SPA, LNR, AONB etc | Unknown |
| | Scheduled Monuments | Unknown |
| | Cat A Root Protection Area | Unknown |
| | Cat B Root Protection Area | Unknown |
| | Cat C Root Protection Area | Unknown |
| | Cat U Root Protection Area | Unknown |

| | | |
|---|---|---|
| | Public Right of Way: Footpath | Indicated |
| | Public Right of Way: Bridleway | Not Present |
| | Private Means of Access | Unknown |
| | COMAH DPZ | Indicated |
| | COMAH Inner Zone | Indicated |
| | COMAH Middle Zone | Indicated |
| | COMAH Outer Zone | Indicated |
| OHP | Overhead Cables | Unknown |
| HV | High Voltage | Unknown |
| LV | Low Voltage | Unknown |
| VM | Virgin Media | Unknown |
| BT | BT / Comms | Unknown |
| OIL | Oil Pipeline | Unknown |
| GAS | Gas Main | Unknown |
| HP | High Pressure Gas Main | Unknown |
| IP | Intermediate Pressure Gas Main | Unknown |
| MP | Medium Pressure Gas Main | Unknown |
| LP | Low Pressure Gas Main | Unknown |
| WM | Water Main | Unknown |
| SW | Surface Water Sewer | Unknown |
| FW | Foul Water Sewer | Unknown |
| CS | Combined Sewer | Unknown |
| | Substation | Indicated |
| | Mast | Unknown |
| | Wind Turbine | Not Present |
| | Contaminated Ground | Unknown |
| | Retaining | Indicated |

# Historic Maps

The site has formed part of an established industrial area for the past 20 years, during which time the area has experienced minimal but gradual expansion and change.



01 2006



02 2016



03 2018



04 2025

Key

Application Boundary

Industrial Development/Change

# Heritage

There are a few Grade II listed buildings within a one-mile radius of the site, as shown. These are in the village of Isycoed. In addition, there are a few Grade II listed buildings located beyond this radius, to the North West of the site.



**Light Oak House**
**Church Lane, Isycoed**



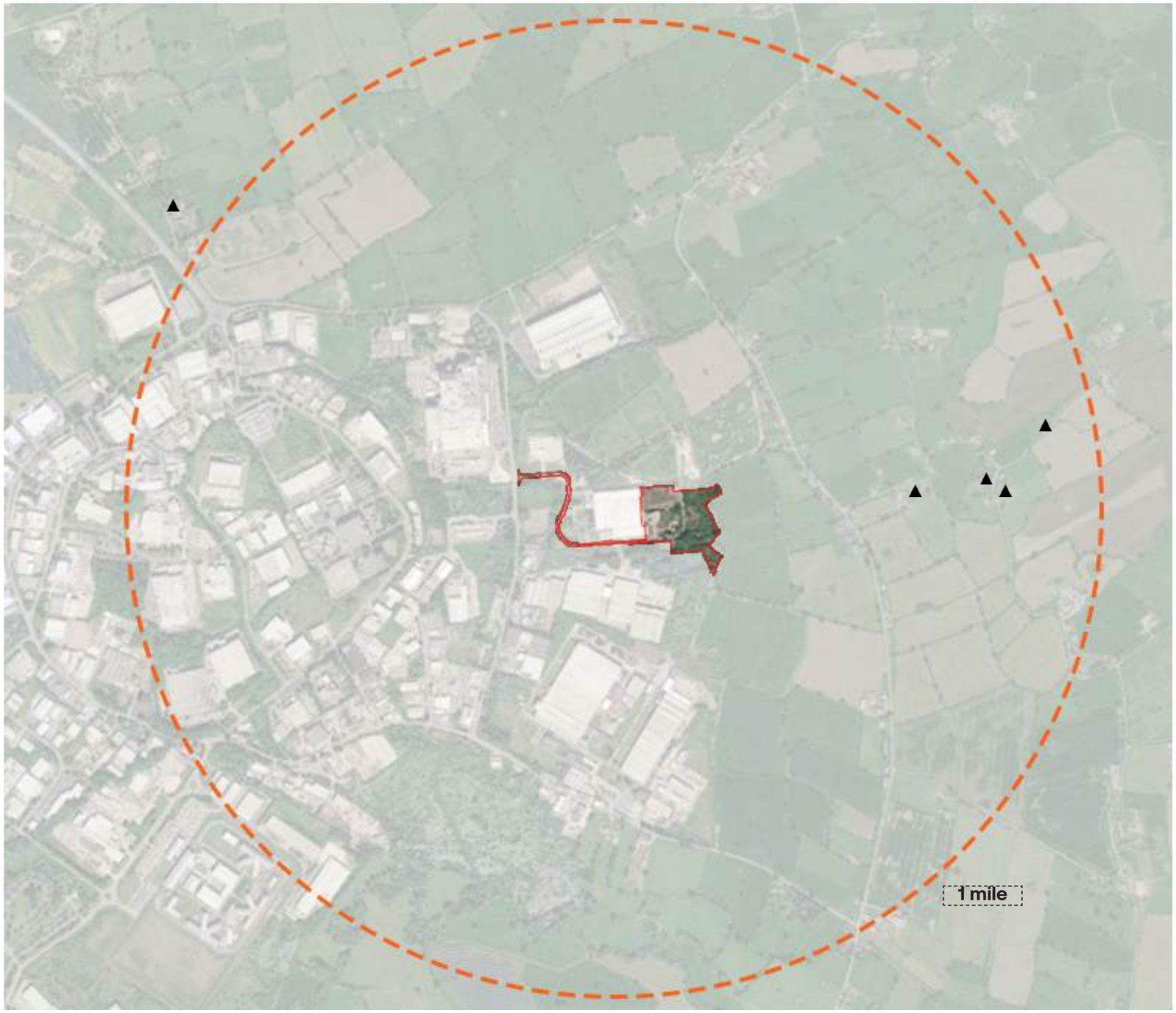
**St. Paul's Church**
**Bryn Villa Road, Isycoed, LL13 9RY**



**Ploughmans Cottage**
**Bryn Villa Road, Isycoed, LL13 9RY**

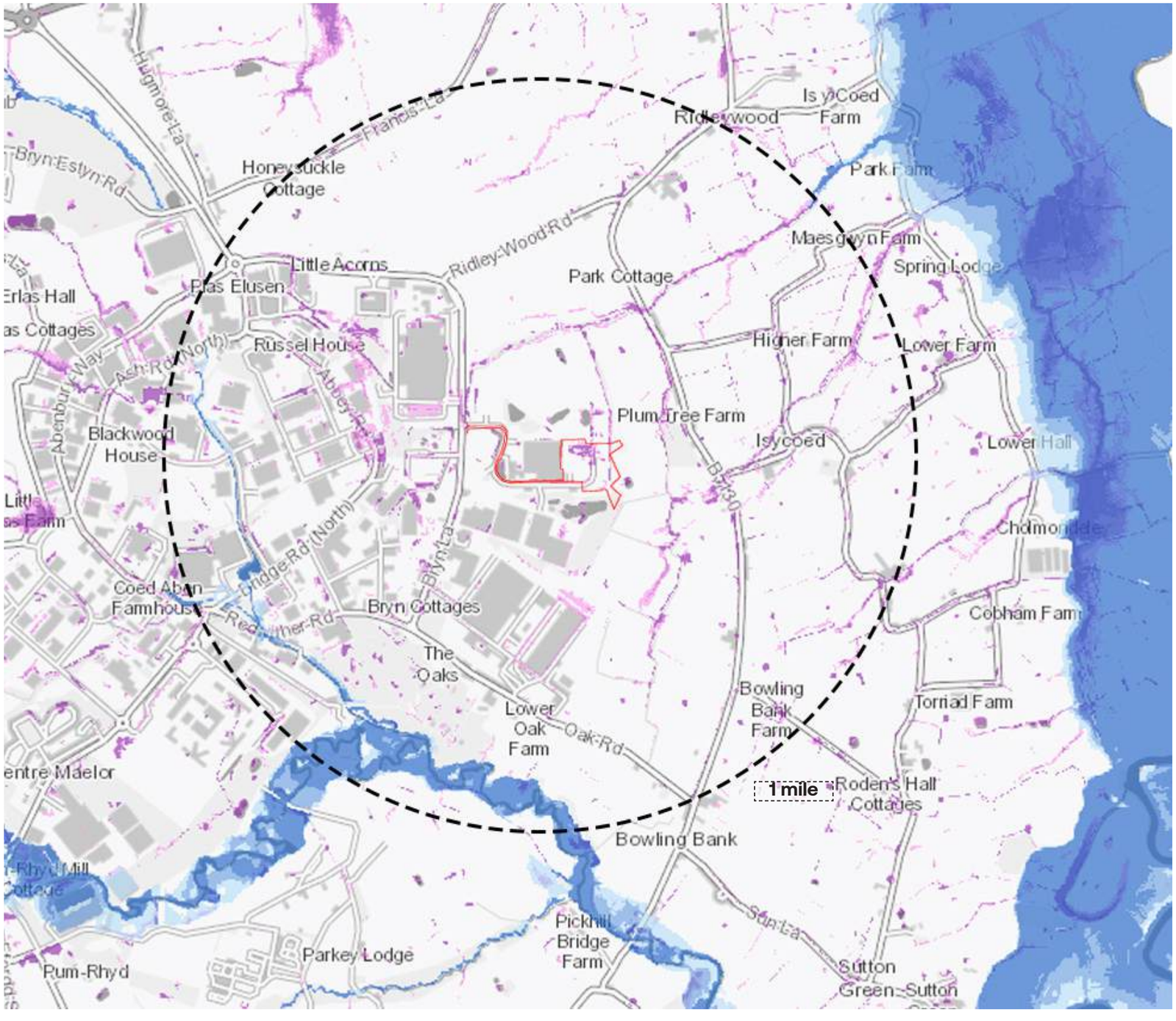
Key

▲ Grade II Listed Building



# Flood Risk

Blue indicates flooding from a river, the darker the higher the risk. Pink indicates surface water flooding, the darker the higher the risk.
The flood risk on the site is considered negligible, there is the potential for some surface water flooding. The map shows some areas around the River Clywedog and the River Dee however, these risks don't affect the site.



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# Planning Context

This chapter outlines the planning policy framework relevant to the proposed development. It highlights key national, regional, and local policies, including site allocation and supplementary guidance, that have informed the design. The proposals are set within the wider strategic context, demonstrating alignment with policy objectives on land use, design quality, sustainability and accessibility, supporting a responsive and compliant design approach.

# National Context

## Welsh Planning

Following the quashing of the Local Development Plan in 2025, the development plan for Wrexham now comprises Future Wales: the National Plan 2040 and the Wrexham Unitary Development Plan (adopted 2005) in order of legal hierarchy.

Planning Policy Wales (PPW) is a material consideration in the planning decision making process.

National Planning Policy

Future Wales: the National Plan 2024
Within the Future Wales: the National Plan 2040, Wrexham is located within a National Growth Area (NGA) under the spatial strategy (Policy 1).

Policy 20 states Wrexham (including WIE) will be one of two areas which are the main focus for growth and investment in the North region. It requires local authorities to promote and enhance Wrexham's strategic role and ensure key investment decisions support places in the NGA.

Planning Policy Wales

PPW (12th Edition, February 2024), is a material consideration, and sets out the land use planning policies of the Welsh Government, and is supplemented by a series of Technical Advice Notes (TANs). PPW recognises that the planning system manages the development and use of land in the public interest by contributing to improving the economic, social, environmental and cultural well-being of Wales.

# Regional Context

## Wrexham Borough County Council Plan

Local Planning Policy

The UDP is now of considerable age, and its policies do not therefore reflect current Government policy.

Notwithstanding, the site falls within the settlement boundary of the WIE within the adopted policies map. UDP Policy PS1 directs new employment development to within the defined settlement limited / employment areas.

Policy E4 states employment development on unannotated land within settlement limits will be permitted subject to Policy GDP1.

Policy GDP 1 sets out a number of development principles for which all development must meet. This includes the appearance of development, ensuring development is located to include public access facilities, ensuring the safety and amenity of the public, and other development management considerations.

In addition, a series of Local Planning Guidance Notes are material considerations and have been taken into consideration for this application.

Further information on the relevant planning policy context is available within the accompanying Planning Statement.