

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

JCP INVESTMENTS LTD

PROPOSED INDUSTRIAL/WAREHOUSE UNIT

CLYWEDOG ROAD NORTH. WREXHAM INDUSTRIAL ESTATE

SUPPORTING PLANNING STATEMENT

Prepared by:

Caulmert Limited

8 St Georges Court
Altrincham Business Park
Dairyhouse Lane
Altrincham
Cheshire

WA155UA

Tel: 0161-928-6886

Email: howardjones@caulmert.com

Web: www.caulmert.com

Doc ref: 4371-CAU-XX-XX-RP-T-0301.A0-C1

October 2020

APPROVAL RECORD

Title: Clywedog Road North, Wrexham Industrial Estate.

Client: JCP Investment Ltd

Project Title: Proposed Industrial/Warehouse Unit.

Document Title: Supporting Planning Statement

Document Ref: 471-CAU-XX-XX-RP-T-0301.A0-C1

Report Status: **Final**

Project Director: Howard Jones

Project Manager: Howard Jones

Caulmert Limited: 8 St Georges Court, Altrincham Business Park, Dairyhouse Lane, Altrincham, Cheshire. WA145UA

Telephone: 0161-928-6886

Author	Howard Jones	Date	October 2020
Reviewer	Neil Foxall	Date	October 2020
Approved	Neil Foxall	Date	October 2020

DISCLAIMER

This report has been prepared by Caulmert Limited with reasonable skill, care and diligence, in accordance with the instruction of the above-named client and within the terms and conditions of the Contract with the Client.

The report is for the sole use of the above-named Client and Caulmert Limited shall not be held responsible for any use of the report or its content for any purpose other than that for which it was prepared and provided to the Client.

Caulmert Limited accepts no responsibility of whatever nature to any third parties who may have been made aware of or have acted in the knowledge of the report or its contents.

No part of this document may be copied or reproduced without the prior written approval of Caulmert Limited.

TABLE OF CONTENTS

	Page No
1 INTRODUCTION	1
2 DESCRIPTION OF THE APPLICATION SITE	2
3 THE PROPOSED DEVELOPMENT	3
4 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS	5
5 REVIEW OF THE PLANNING ISSUES	8
6 CONCLUSIONS	11

1 INTRODUCTION

- 1.1 Caulmert Ltd has been appointed by JCP Investments Ltd (“the applicant”) to prepare this Supporting Planning Statement.
- 1.2 The Statement relates to an application for full planning permission for the erection of an industrial/warehouse unit (Use Classes B1c, B2, B8), the formation of a new vehicular access, the construction of a car park and service area and the erection of a cycle shelter, together with associated landscaping (“the proposed development”) on land to the north west of Clywedog Road North, Wrexham Industrial Estate, Wrexham (“the application site”).
- 1.3 The Statement should be considered alongside the submitted Arboricultural Assessment, Preliminary Ecological Assessment, Drainage Strategy, Transport Statement, the Phase 1 and 2 Contaminated Land Assessment, Design and Access Statement and the scheme drawings which illustrate the proposed development.
- 1.4 The application site falls within the administrative area of Wrexham County Borough Council, as Local Planning Authority.

2 DESCRIPTION OF THE APPLICATION SITE

- 2.1 The application site is situated on the north western side of Clywedog Road North within the extensive Wrexham Industrial Estate and approximately 3.8km to the south east of Wrexham Town Centre.
- 2.2 The site is rectangular in shape and extends to approximately 0.54ha.
- 2.3 The site is relatively flat and is given over predominantly to mown grass, with an area of previously developed land comprising an area of hardstanding located within the south western boundary.
- 2.4 There are small groups of trees located within the north western boundary of the application site and a further group of trees located on a bund within the south eastern boundary.
- 2.5 There is one high quality tree (oak) located beyond the south western boundary on land within the control of the applicant
- 2.6 The site is bounded to the south east by Clywedog Road North and to the north east, north west and south east by substantial modern industrial/warehouse buildings with ancillary parking and servicing areas.
- 2.7 Wrexham Industrial Estate is one of the largest employment areas in North Wales and contains a wide variety of office, industrial and warehouse buildings and uses. The Estate has been developed progressively since the Second World War on the site of a former munitions factory

3 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises the erection of an industrial/warehouse unit, the formation of a new vehicular access, the construction of a car park and service area and the erection of a cycle shelter, together with associated landscaping.
- 3.2 The proposed development is speculative in nature and flexibility is sought to use the industrial/warehouse unit for uses falling within Use Classes B1c, B2, B8.
- 3.3 The proposed industrial/warehouse unit will be located towards the rear of the site, with a frontage parking and servicing area separated from the public highway by an area of landscaping and swales.
- 3.4 The proposed industrial/warehouse unit has a gross floor area of 2161m² and a twin span pitched roof with a ridge height of 10.55m.
- 3.5 The external elevations of the proposed industrial/warehouse building will be clad in coated metal cladding, with horizontal colour banding in different shades of grey.
- 3.6 The proposed profile metal roof will carry photovoltaic panels on the south west facing elevations.
- 3.7 A glazed entrance and canopy, together with vehicle loading doors, will be located on the Clywedog Road North elevation.
- 3.8 A total of 46 car parking spaces will be provided on site, including 5 disabled parking bays and 2 electric vehicle charging points.
- 3.9 Provision will be made for the turning of HGV's within the site.
- 3.10 A secure covered cycle parking shelter will be provided and the proposed industrial/warehouse unit will contain shower and changing facilities, with lockers provided, as required.
- 3.11 A new vehicular and pedestrian access to the site from Clywedog Road North is proposed.
- 3.12 A pedestrian crossing facility will be provided within the bellmouth of the site entrance and will link into the existing footpath on the north western side of Clywedog Road North.
- 3.13 The proposed development will require the removal of some moderate and low quality trees from the site, but these will be replaced by broadleaved native tree planting, as recommended by the applicant's ecologist.
- 3.14 The high quality oak tree located beyond the south western boundary of the application site will be unaffected by the proposed development and, together with other existing trees that are to be retained, will be protected during the construction phase.
- 3.15 The proposed development will incorporate wildflower grassland as part of the landscaping of the site, with a view to promoting biodiversity.

- 3.16 Two swales will be incorporated into the site landscaping in order to promote sustainable drainage.

4 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Planning Policy Wales

- 4.1 Planning Policy Wales Edition 10 (PPW) was published in December 2018 and sets out the land use policies of the Welsh Government.
- 4.2 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic and environmental well-being of Wales, in accordance with the requirements of, inter alia, the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.
- 4.3 PPW introduces the concept of placemaking, which is intended to ensure that planning decisions consider all aspects of well-being and deliver new development which is sustainable and provides for the needs of all people. Four key interlinked themes are identified (Strategic and Spatial Choices; Active and Social Places; Productive and Enterprising Places; and Distinctive and Natural Places) and together these are intended to promote placemaking with a view to achieving sustainable places.
- 4.4 “Strategic and Spatial Choices” is concerned with the siting of new development, with the priority being on the use of previously developed land, safeguarding the best and most versatile agricultural land with designations such as Green Belt and Green Wedge to be deployed to guide spatial choices.
- 4.5 “Active and Social Places” is concerned with ensuring the provision of housing, retailing, employment and community and leisure development in locations which minimise the need to travel and where a choice of modes of transport is available.
- 4.6 “Productive and Enterprising Places” emphasises the need to plan for appropriate infrastructure in order to support economic development and tourism, together with decentralised, low carbon energy production and increased recycling in the interests of sustainable development.
- 4.7 “Distinctive and Natural Places” sets out policies for the natural and historic environment including policies to manage noise, air quality, lighting and flood risk.
- 4.8 In considering strategic and spatial choices, PPW acknowledges that good design is fundamental to creating sustainable places where people want to live work and socialise.

Wrexham Unitary Development Plan

- 4.9 The statutory Development Plan for the area within which the application site is located is the Wrexham Unitary Development Plan 1996 – 2011 (UDP), which was adopted in February 2005.
- 4.10 The Local Planning Authority is in the process of preparing a Local Development Plan (LDP) which will, upon adoption, replace the UDP. Whilst the LDP is at an advanced stage of preparation, its emerging policies and proposals cannot yet be afforded weight in the determination of planning applications.
- 4.11 The UDP’s overall strategy is consistent with PPW and seeks to promote sustainable development.

- 4.12 The application site is located within the “Settlement Limit” of Wrexham Industrial Estate as defined on the UDP Proposals Map. Strategic Policy PS1 confirms that new employment development should be directed to sites within the defined Settlement Limits.
- 4.13 Strategic Policy PS2 requires that development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.
- 4.14 Employment Policy E4 confirms that employment development on unannotated land within settlement limits will be permitted subject to Policy GDP1.
- 4.15 Policies EC12 and EC13 seek to limit development in areas of Flood Risk and ensure that surface water run-off can be appropriately dealt with.
- 4.16 Strategic Policy PS11 addresses biodiversity and confirms that encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the land will be protected and enhanced.
- 4.17 Environment and Conservation Policy EC4 advises that development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape.
- 4.18 Transport Policy T8 indicates that development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards.
- 4.19 General Development Principles Policy GDP1 identifies the following development objectives that new development should meet:
- 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 nearby locality.
 - b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
 - c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
 - d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
 - e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
 - f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
 - g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

-
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
 - i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
 - j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
 - k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

Other Material Planning Considerations

4.20 The Local Planning Authority has adopted a series of Local Planning Guidance Notes which are material considerations in the determination of planning applications.

a) Local Planning Guidance Note No 15: Cycling

4.21 LPGN15 provides advice on the design of cycle parking facilities and the level of provision that should be incorporated in new development.

b) Local Planning Guidance Note No 16: Parking Standards

4.22 LPGN16 sets out the Local Planning Authority's maximum car parking standards for new development.

c) Local Planning Guidance Note No 17: Trees and Development

4.23 LPGN17 outlines the Local Planning Authority's approach towards the safeguarding of existing trees and new tree planting in dealing with proposals for new development.

d) Local Planning Guidance Note No 23: Contamination

4.24 LPGN23 provides guidance on the information that is required to accompany planning applications which involve the development of sites that may be contaminated. It aims to ensure that any potential contamination is adequately dealt with.

e) Local Planning Guidance Note No 26: Landscape and Industrial Development

4.25 LPGN26 outlines how sustainable landscape design can be incorporated into new industrial development.

f) Local Planning Guidance Note No 29: Employment Development and Nature Conservation

4.26 LPGN29 advises on advises the key ecological issues that need to be addressed before carrying out development on the Wrexham Estate and the procedures they should be followed to gain planning permission and the necessary licences.

g) Local Planning Guidance Note No 32: Biodiversity and Development

4.27 LPGN32 acknowledges that biodiversity considerations need to be at the centre of development proposals and outlines processes that are intended to ensure that nature conservation interests are taken fully into account when new development is being brought forward.

5. REVIEW OF THE PLANNING ISSUES

- 5.1 The application site comprises part brownfield land, located within an established employment area which is readily accessible by cycle and by public transport.
- 5.2 The proposed development itself will be constructed using durable materials with a long lifespan, thereby reducing the need for significant repair and/or replacement.
- 5.3 In addition, the proposed development will not result in material harm to the natural environment and will incorporate biodiversity enhancement proposals, including the establishment of wildflower grassland as part of the proposed landscaping works.
- 5.4 The proposed drainage arrangements, including the provision of two swales, promote SUDS and provide appropriate control of surface water run-off from the site.
- 5.5 The proposed development incorporates proposals for renewable energy generation, includes electric vehicle charging points and makes appropriate provision for cyclists and pedestrians.
- 5.6 Thus, the proposed development is considered to constitute sustainable development and to be supportive of both PPW and the strategic sustainability objectives of the UDP.
- 5.7 The application site is located within the “Settlement Limit” of Wrexham Industrial Estate as defined on the UDP Proposals Map and accords with UDP Policy E4 which confirms that employment development on unannotated land within settlement limits will be permitted.
- 5.8 The design, scale and layout of the proposed development, with the industrial/warehouse unit located towards the rear of the site, with a frontage parking and servicing area separated from the public highway by an area of landscaping, accords with the general pattern of built development in the locality.
- 5.9 The application site is not in an area at risk of flooding and the proposed development makes provision for Sustainable Urban Drainage and the controlled discharge of surface water run-off. The proposed development is supportive of the provisions of UDP Policies EC12 and EC13.
- 5.10 The proposed development makes suitable provision for the safe access and egress of vehicles to and from the application site and the additional traffic that will be generated by the proposed development can be accommodated satisfactorily on the local highway network.
- 5.11 The proposed development makes appropriate provision for pedestrians and incorporates car, disabled and cycle parking proposals that conform with the Council’s standards, in accordance with the provisions of UDP Policy T8 and LPGN’s 15 and 16.
- 5.12 The submitted Phase 1 and 2 Contaminated Land Assessment conforms with the guidance contained in LPGN 23, identifying the presence of localized contamination on the application site and indicating that this can be dealt with in an acceptable manner and without risk.

- 5.13 The proposed development will not affect any sites of nature conservation importance and the submitted Preliminary Ecological Assessment (PEA) demonstrates that the site is of limited biodiversity value. The provision of broadleaved tree planting and wildflower grassland as part of the landscaping of the site accords with the recommendations of the PEA and will make a positive contribution towards biodiversity. Thus, the proposed development is supportive of UDP Policies PS2 and PS11 and accords with the guidance provided by LPGN's 29 and 32.
- 5.14 The proposed development involves the removal of some moderate and low quality trees from the site, in order to accommodate the building itself, the formation of the vehicular access with appropriate radii, footpaths and visibility and the construction of a swale adjacent to the proposed car park.
- 5.15 Replacement broadleaved native tree planting will be provided as recommended in the PEA.
- 5.16 The high quality oak tree located beyond the south western boundary of the application site will be unaffected by the proposed development and, together with other existing trees that are to be retained, will be protected during the construction phase.
- 5.17 Thus, the proposed development accords with UDP Policy EC4 and the guidance provided by LPGN17.
- 5.18 The proposed development accords with the objectives for development expressed in UDP Policy GDP1 as follows:
- a) The scale, design and layout of the built development, and its use of materials and landscaping, accords with the character of the site and complements the appearance of the nearby locality.
 - b) There is no public access over the application site and disabled parking facilities are located immediately adjacent to the building entrance.
 - c) The proposed development incorporates photovoltaic solar panels on the south facing roofs, and makes provision for the recharging of electric vehicles.
 - d) A footpath and crossing facility will be provided within the bellmouth of the site entrance and will link into the existing pavement along the north western side of Clywedog Road North.
 - e) The proposed development incorporates covered, secure cycle parking facilities and is well located in relation to cycle routes within the Industrial Estate. Good public transport facilities are available within reasonable walking distance of the site.
 - f) The proposed development is unlikely to adversely affect the safety and amenity of the public or to impact adversely upon the local environment in terms of the pollution of water, land or air.
 - g) The application site is already served by public services located within the adjacent highway.
 - h) The proposed development will not affect any sites and areas of nature conservation and wildlife interest; biodiversity will be enhanced by the establishment of wildflower grassland; and the unavoidable loss of moderate and poor quality trees will be compensated by the planting of replacement broadleaved native trees.
 - i) The application site is not at risk of flooding and the localized contamination that has been identified can be readily dealt with in a satisfactory manner.
 - j) The proposed development on an extensive and well-established Industrial Estate is unlikely to adversely affect the Welsh cultural and/or linguistic identity of the area.

- k) The proposed development will provide employment opportunities, resulting in economic and social benefits to the local communities and to the well-being of the area, without material harm to the environment. The proposed industrial/warehouse unit is considered to constitute sustainable development.

6 CONCLUSIONS

- 6.1 The proposed development is considered to be sustainable and to support the themes of sustainability expressed in PPW.
- 6.2 In addition, the proposed development with is consistent with and supportive of the four key interlinked themes of PPW, intended to promote placemaking with a view to achieving sustainable places.
- 6.3 The proposed development accords with the provisions of the Development Plan and with Local Planning Guidance Notes produced by the Local Planning Authority.
- 6.4 There are no other material considerations which would mitigate against the granting of planning permission for the proposed development, in this instance.
- 6.5 Section 54A of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that applications for planning permission be determined in accordance with the provisions of the development plan for the area, unless material considerations indicate otherwise.
- 6.6 For the reasons outlined above, the Local Planning Authority is requested to grant full planning permission for the erection of an industrial/warehouse unit (Use Classes B1c, B2, B8), the formation of a new vehicular access, the construction of a car park and service area and the erection of a cycle shelter, together with associated landscaping on land to the north west of Clywedog Road North, Wrexham Industrial Estate, Wrexham, as now proposed.

