



DESIGN & ACCESS STATEMENT

Planning application for the erection of a steel portal framed building to be used for storage.

Maelor Forest Nurseries
Wrexham
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1.0 INTRODUCTION

This supporting statement considers the planning issues relating to the application proposal for the erection of a steel portal frame building and all associated works in replacement of two smaller agricultural use buildings. The information included within this statement is intended to assist the Planning Officer in making their decision.

The Statement assesses the site and its context by considering the physical, social, economic and planning situation.

2.0 PROPOSAL

Mr O'Neill proposes to apply for planning permission for the erection of a steel portal frame building at Maelor Nurseries.

3.0 BACKGROUND INFORMATION

Maelor Forest Nurseries is a wholesale nursery producing bare root trees and shrubs suitable for forestry, Christmas trees, hedging and native woodland planting.

4.0 ASSESSMENT OF THE SITE AND ITS CONTEXT

4.1 *Physical Situation – The Context*

The area is predominantly rural with agriculture being the primary industry. The proposed site for the agricultural building is at Maelor Forest Nurseries. It is proposed to site the building to the West of a current standing building, there will be no need for a separate access track to the building.

Please see below a photograph of the site



4.2 Physical Situation – The Site

The building proposed is to be sited within an agricultural field and will replace two smaller existing agricultural buildings. The area is predominantly of agricultural use, the proposed building is of a traditional agricultural design and scale to fit well within the area. The building will be accessed through an existing agricultural gate within the ownership of Maelor Forest Nurseries.

4.3 Access and Vehicle Movements

When operational, the building will not generate any additional movements onto the Highway.

5.0 POLICY CONTEXT

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “where, in making any determination under planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

The planning application detailed complies with the Wrexham County Council Unitary Development Plan.

5.1 Wrexham Unitary Development Plan 1996-2011. Adopted 14th February 2005.

Policy GP1 Development Control

Policy GDP1 - All new development should :-

- 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.

The building proposed is to be sited within an agricultural field. The area is predominantly of agricultural use, the proposed building is of a traditional agricultural design and scale to fit well within the area. The building will be accessed through an existing agricultural gate within the ownership of Maelor Forest Nurseries.

Policy EC3 Agricultural Development

Policy EC3 - The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening. Isolated buildings will only be permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development.

The Council is aware of the need for continuing investment in modern farm buildings, slurry stores and equipment. Farm businesses need to change and grow in response to market forces and legislation if they are to survive. Problems can arise due to proposals which are unusually large or in sensitive locations. Where this is the case then planning conditions may be necessary to lessen the impact, although consideration will be given to functional requirements and cost implications. The farm complex is defined as the curtilage of the usable farm buildings usually centred around the farmhouse.

The building has been sited as near as possible to the existing buildings on site.

7.0 DEVELOPMENT & DESIGN

The proposal is for a development that will provide a steel portal frame building for agricultural and forestry storage along with all associated works at Maelor Forest Nurseries.

The building will have box profile sheets to eaves at 7.00m as shown on elevation A, B, C and D drawing number RJC-MZ284-03. The roof will consist of box profile sheeting. The building will be in keeping with the colour of the existing farm buildings. The building design aims to keep a balance between the two aims of the planning system- efficient economic development and protection of the landscape.

8.0 COMMUNITY SAFETY

Site security is critical throughout day and night to prevent the theft of equipment's. This is critical in this case given the secluded location and its proximity to the public highway.

9.0 ENVIRONMENTAL DESIGN STATEMENT

A design statement shall accompany all detailed applications and will describe the actions taken to design and adapt the development to fit its location. Wherever practicable, developments shall be designed to reduce energy consumption and maximise energy conservation and maximise energy conservation through use of appropriate materials, design, layout and orientation.

This planning application has taken into consideration the following energy efficiency measures and technologies that can be incorporated alongside wider energy efficient design principles to ensure high energy performance.

The proposed buildings have been positioned and orientated (as far as possible) in order to maximise the use of natural daylight and solar energy. This is achieved where possible by orientating the building in such a way to maximise the potential for solar gain by reducing the need for energy consumption.




Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development.

The above points will ensure that the buildings are 'sustainable' in terms of the buildings design and the supply and use of energy in accordance with the Council's recommendations.

Other complimentary measures:-

We have considered that energy efficient design principles are also key to the success of schemes including if electricity is required to be supplied to the building that energy efficient light bulbs are used.

We also aim to:-

-  Design out waste from the outset;
-  Minimise the energy used during the construction phase of the development through careful project planning;
-  Use reusable and recycled materials.

10.0 PHYSICAL CONTEXT OF THE DEVELOPMENT

The proposed site for the farm building is adjacent to the existing farm buildings as far as is possible giving the land the applicant owns, as per Wrexham County Council planning policy. The development site is surrounded at all points of the compass by mature boundary hedgerows and tree plantations forming a natural screen, together with the screening provided by the existing buildings.

The proposed site is surrounded by agricultural land within the control of applicant.

11.0 SOCIAL CONTEXT OF THE DEVELOPMENT

The scale and type of the proposed building will be in keeping with the surrounding range of farm buildings within Wrexham County Council as can be seen by the plans submitted.

The building has been designed to be as near as possible to existing buildings meaning it will integrate well with the surrounding area. A portal frame is commonly used on buildings of this nature because it allows flexibility internally within buildings.

12.0 ECONOMIC CONTEXT OF THE DEVELOPMENT

This building design has been researched by Mr O'Neill and he is confident that the building will provide the necessary storage to coincide with the existing business. Local materials will be sourced and local business used for the construction of the building.

13.0 CONCLUSION

In accordance with the Wrexham Development Plan Policy GP1, Development Control, it is concluded that the proposal would not have any adverse effects on Wrexham's landscape as the building has been carefully sited and designed to minimise the impact on the landscape.

The building has been sited on a flat site and therefore, does not require considerable excavation work.

The design, layout, scale and materials and colour of the new building harmonises with the locality and wherever possible maximises energy efficiency. The existing natural landscaping effectively screens and reduces the visual impact of the proposed buildings.

The local road network is capable of accommodating the development as the proposals will result in no extra Highway movements and all movements to the shed will be internal.

The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact. The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing residential properties.

Under Planning Policy Wales 'Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues on the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.'

This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.