
Design and Access Statement


**Charlies Stores
Coed Y Dinas
Welshpool
Powys
SY21 8RP**

Pre Consultation: Erection of Commercial
workshop and showroom and all associated
works

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The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a dark blue square with a white border. Inside the square, the text "Roger Parry" is written in a large, bold, yellow sans-serif font, and "& Partners" is written in a smaller, yellow sans-serif font below it. A yellow diagonal shape is visible in the bottom right corner of the square.

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1. The Proposal

The proposal is a development that will provide a modern commercial workshop and showroom on land at Charlies Stores, Coed-Y-Dinas, Welshpool. The site is already used as a well-established local commercial premises selling agricultural and horticultural products due to growth it is essential for the client to expand their existing successful business.

The application site sits in the northern part of the premises, with an existing workshop adjacent to the proposed building. Planting doesn't form part of this application however the clients are willing to work with the authority to ensure the proposed buildings are screened.

The proposed building is single storey structure of a rectangular plan layout, with the showroom entrance being to the front of the proposed building. The area of the building measures to approx. 1152sqm. The proposed materials to be used are metal cladding walls and roof to match the existing adjacent workshop, the clients also propose a fully glazed glass frontage.

The proposed building will be located in a developed area with large commercial and agricultural buildings surrounding the site and is therefore is compatible with the surrounding area.

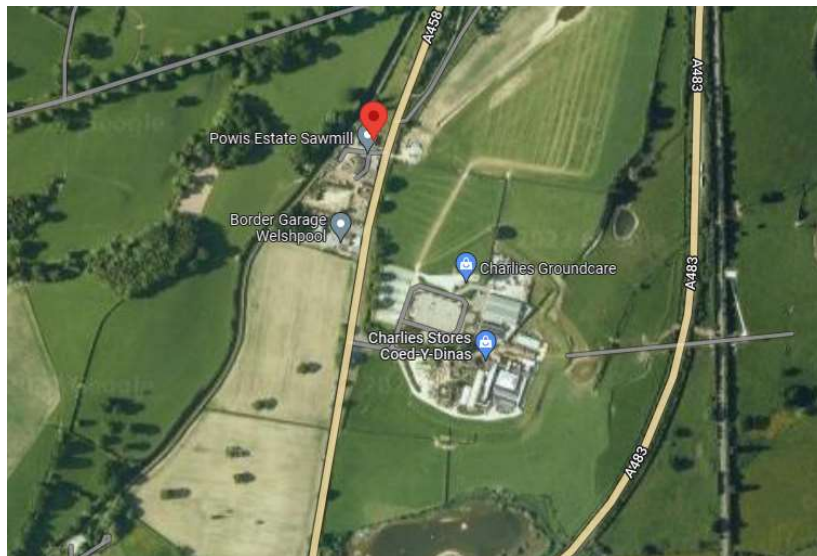
The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

The use of the proposed building will cover an existing grass area used to store commercial equipment for agricultural purposes. There are no other suitable or empty buildings on the proposed site. The building will be used by the applicants and owners of Charlies Stores.

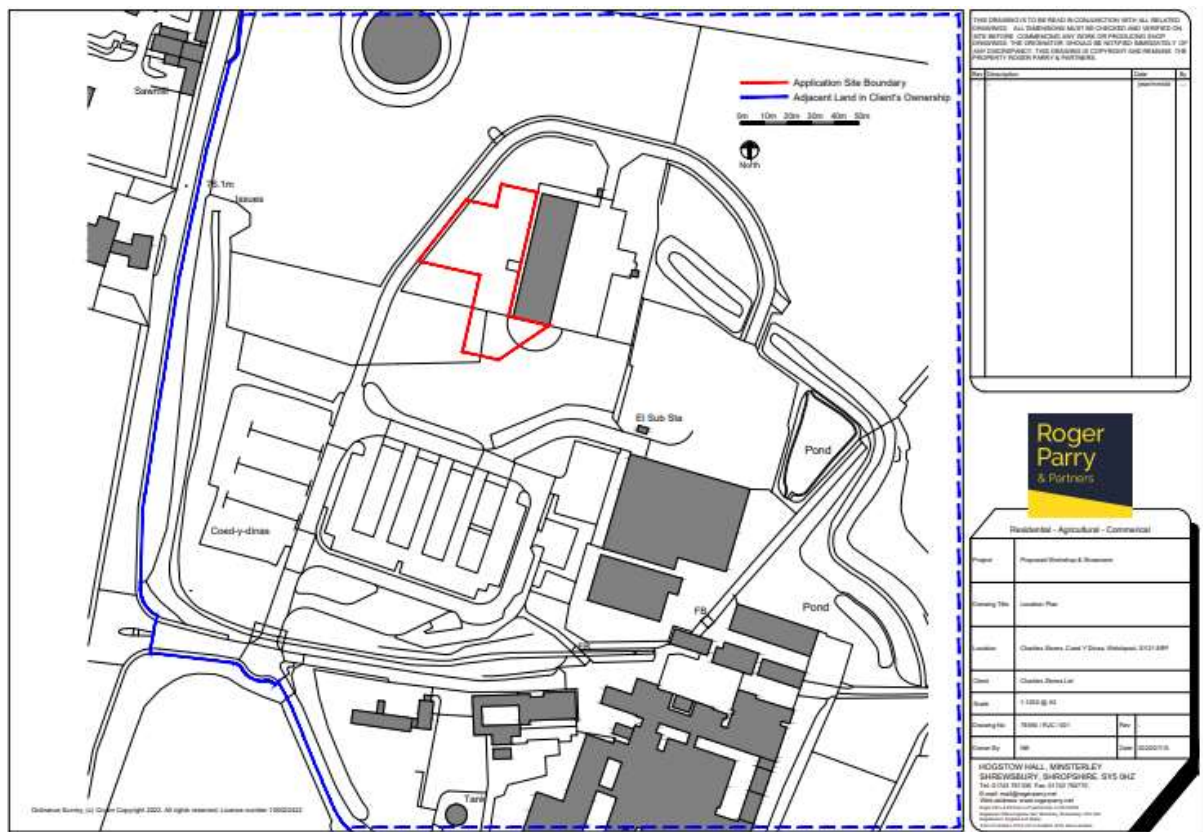
The proposed commercial building is set to create 20 new local jobs and will allow the existing successful business to expand. The development will allow Charlies Stores to increase their workshop and service area significantly.

2. Assessment of the proposal

2.1 The Site



The site is screened from the road by an established hedgerow and tree boundary. The proposed building will be sited adjacent to an existing building of the same scale, the design of the building will mirror that of the existing building.



2.2 Ecology

The proposed buildings will have no detrimental effect on the wildlife or the surrounding ecology as the area is already a highly intensive agricultural piece of land which is used to access existing buildings by large machinery along with storing machinery and equipment. Due to the intensive agricultural use of the land, the ecological and biodiversity benefit of this ground would be minimal and as such we do not feel a phase 1 habitat survey should not be required.



2.3 Highways

The A458 trunk road runs parallel to the western boundary of the application site. The site has an established existing commercial access including a slip road for users turning right into the site. There are also ample car parking spaces including over flow areas. The proposal will have no detrimental effects of the sites highway safety. The site also benefits from a footpath leading directly from the site to Welshpool's town centre.

2.4 Flooding

The application is supported by an FCA.

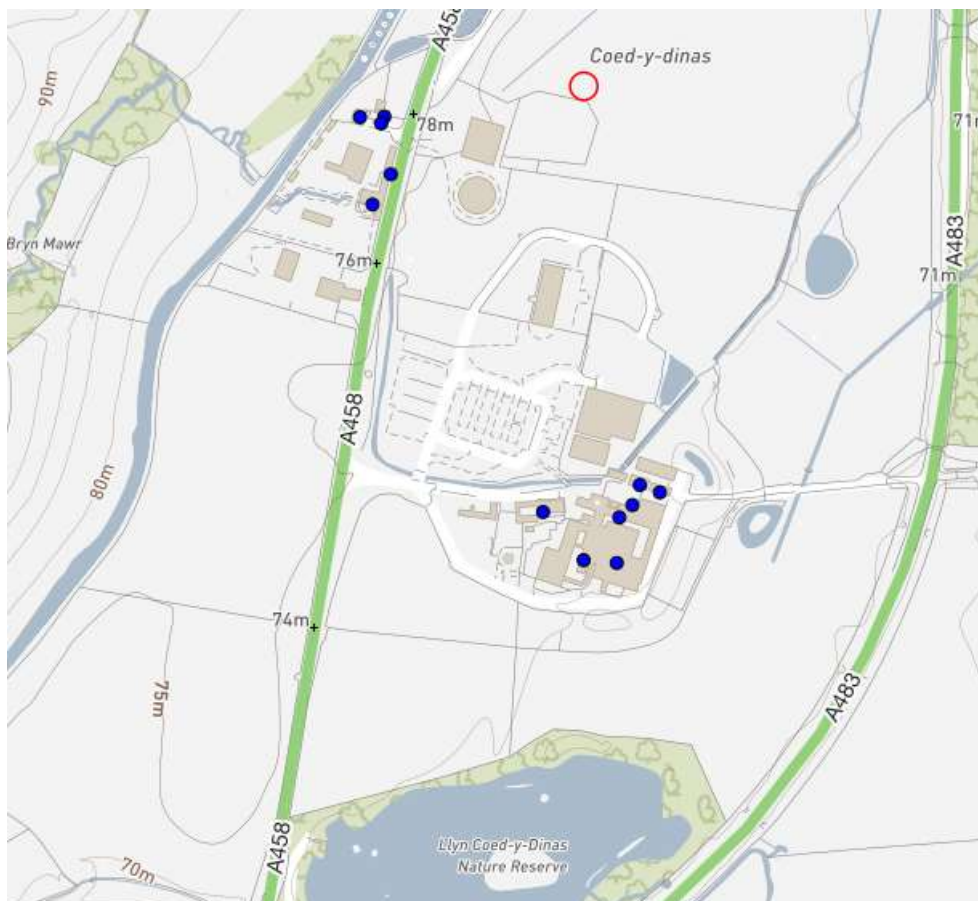
2.5 Footpath

The proposed buildings will have no effect on nearby footpaths, with none running through the site at Charlies Stores. There is also a pavement running directly from the site to Welshpool town centre.



2.6 Cultural Heritage Assessment

There are listed buildings near by to the proposed site, however the main large commercial area and existing workshop shed sit central to this, the proposal will be sited adjacent to a exiting large scale building. Therefore the proposed building will have no detrimental effect on the surrounding listed buildings.



Powis Castle is a major tourist attraction in the area. However, the existing complex is not visible from the gardens of the Castle due to intervening woodland and therefore taking into account this factor it is considered that the proposal would not unacceptably adversely affect the environmental setting of Powis Castle and gardens

2.7 Cultural Heritage Assessment

The application is supported by a full Geophysical Survey report and plans.

3. Policy Context

Within Planning Policy Wales, paragraph 5.4.1 For planning purposes the Welsh Government defines economic development as the development of land and buildings for activities that generate sustainable long term prosperity, jobs and incomes. The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses.

TAN 4: Retail and Commercial Development (2016) states that retail applications of 2500 sqm or more gross floorspace that are proposed on the edge or outside retail and commercial centres should be supported by a retail impact assessment. The application proposes approximately 1152sqm of retail space falling far below the threshold identified within the TAN and the site is located within an existing commercial and retail site.

Policy E2 - Employment Proposals on Non-Allocated Employment Sites

Proposals for employment development on non-allocated sites will be permitted where it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal, and where at least one of the following criteria is met:

1. The proposal is up to 0.5ha. and is located within or adjoining a settlement with a development boundary.
2. The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.
3. The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified.

Policy E2 therefore supports the economy by enabling, in both urban and rural areas, the provision of economic opportunities on non-allocated sites.

In addition, the appropriate expansion or modernisation of existing businesses in situ is supported to reduce the inconvenience and disruption of moving, whilst retaining the source of employment within the local community. The provision of new employment

proposals within the open countryside is also supported where it can be demonstrated that such a location is justified.

The proposal will create a further 20 local jobs for both skilled and apprentice style workers.

Policy DM13 – Design and Resources

Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

- 1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.**
- 2. The development contributes towards the preservation of local distinctiveness and sense of place.**
3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council.
- 4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.**
- 5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.**
- 6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.**
- 7. It is inclusive to all, making full provision for people with disabilities.**
- 8. It incorporates adequate amenity land, together with appropriate landscaping and planting.**
9. The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary.
10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon. Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient

flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.

11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.

13. It demonstrates a sustainable and efficient use of resources by including measures to achieve: i. Energy conservation and efficiency. ii. The supply of electricity and heat from renewable sources. iii. Water conservation and efficiency. iv. Waste reduction. v. The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.

14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km².

Policy DM13 indicated that development proposals will only be permitted where they have been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design details. The design of the proposed building will mirror the existing building on site and will be sited adjacent to ensure it blends in with the existing commercial site. The external material proposed will match those of the existing building which are considered acceptable materials. Whilst the scale and height of the building is fairly prominent, given the scale of the adjacent and surrounding buildings it is considered the scale and height of the development is acceptable at this location and would be in keeping with the character of the area.

Policy DM13 sets out the general requirements of all development proposals. This development proposal does not fall within a specific policy as set out by the Powys Local Development Plan. Therefore, for the purposes of this development, the proposal will be considered against policy DM13 of the Powys Local Development Plan (2018).

The proposed application comes under multiple use classes:

B2- General Industrial

B8- Storage and Distribution

E (g)- Business including offices, product development and industrial processes

E(a)- Display and retail of goods other than hot food.

The proposed buildings is deemed to be in keeping with the surrounding area. The proposed building is considered to be of an appropriate size and scale relative to the existing commercial site known as Coed y Dinas. As such it is considered to be of an acceptable

design in this setting. The materials selected are to match those of the existing adjacent building and assist in assimilating the building into its local setting.

(Policies SP2, E1, E3) 8.2.2 The LDP was informed by the Powys Economic Needs Assessment Study (2011) (updated 2015) which estimated a need of 30-42 hectares of land to be available for economic growth during the Plan period (2011 – 2026). The Powys Economic Needs Assessment Study also recommended that a flexibility allowance equivalent to five years supply should be taken into consideration. In total therefore, the Study recommended a requirement for 40-56 hectares of employment land to be made available within the LDP. This resulted in 45 hectares of allocated employment sites being included within the adopted Powys LDP, Strategic Policy SP2, Topic Based Policies E1 and E3.

DM4 - Landscape

Policy DM4 of the Powys Local Development Plan (2018), states that development proposals must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys Landscape.

The proposal is not deemed to have an unacceptable impact on Powys landscape as it is sited in an appropriate location on an existing commercial/industrial unit and is sensitively designed helping to assimilate the building into its surroundings. The scale and height of the building is not overbearing and it is located at a distance and position which will not adversely impact the wider landscape

In accordance with TAN 5: Nature, Conservation and Planning, and Powys LDP Policy DM2: The Natural Environment, as part of the planning process Powys LPA should ensure that there is no unacceptable damage to biodiversity as a result of a proposed development.

The proposed development does not impact upon any existing buildings as it will see the creation of new detached agricultural buildings, therefore it is unlikely that the proposed development will result in any adverse impact to roosting bats or nesting birds. The location of the proposed development is upon an area which is considered to be of low ecological value. It is therefore not considered that the proposed development will have a negative impact upon biodiversity.

4. Conclusion

The proposed building would provide an additional commercial workshop and showroom to allow the clients to expand their successful existing business at Charlies Stores, Coed-Y-Dinas. The clients require the additional workshop and show room area to allow to store the necessary equipment and machinery for the business needs.

The proposed building is of agricultural nature in appearance and will mirror the existing building on the site. It is considered that any visual impact would be minimal in this context.

The site is already used to store the necessary machinery and the proposal would be a betterment of the existing site.

There will be no impact on the site's ecology, footpaths, listed buildings, highways or flood risk.

Whilst the building is large in size the proposed commercial workshop and showroom is considered to be of appropriate size and scale in this location and the proposed materials are typical and practical for business operations and assist in assimilating the building into its local setting. It is, therefore, considered that the selected materials are acceptable in their use at this location.

It is therefore considered the proposal is compliant with national and local planning policies, we therefore politely request the application be approved.