



Architectural Design & Visualisation Consultancy

Ref:22-009-DS-v2

## Design & Access Statement

**DAS for Hybrid application seeking part full, part outline consent for the severable phased erection of units for use within classes B1 or B2 or B8 (including trade counter) and ancillary uses.**

Version 2

20.11.23

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### Introduction

From 1 June 2009 a design and access statement (DAS) has to be submitted with most types of applications for planning and listed building consent. From the same date it is a legal requirement that a local planning authority (LPA) must not entertain an application that does not comply with any requirements imposed by the Act. Article 4(D) of the General Development Procedure Order specifies the types of application which must be accompanied by a DAS.

This Design and Access Statement is based upon the requirements of Technical Advice Note 12: Design (2009) and particular regard is had for Appendix 1 which sets out guidance on the formulation of such a statement.

**This statement is submitted along with the following drawings:**

#### *Architectural:*

- 22-009-c A100-revA(Location Plan)A3
- 22-009-c A101(Existing Site Plan)A1
- 22-009-c A102(Proposed Site Plan)A1
- 22-009-c A103(Site Elevations)A1

- 22-009-c A104(Site Sections)A1
- 22-009-c A105(3D Isometrics)A1
- 22-009-c A106(Areas)A0
- 22-009-Block A-UA01(GA-144m2 Unit)A1
- 22-009-Block A-UA02 (Elevations 144m2 Unit)A1
- 22-009-Block B-UB01 (GA 120m2 Unit)A1
- 22-009-Block B-UB02 (Elevations 120m2 Unit)A1

#### *Civil Engineer's Information*

- 16865\_900\_R01 HGV Swept Path Analysis
- 16865\_504\_R02 Proposed SUDS Ecology Strategy
- 16865\_500\_R03 Drainage Layout
- 16865 - PS01 R01 Planting Schedule

#### *Reports:*

- 360AD Limited - 22-009-GIS
- David Clements Ecology - 1232 Land North of Wilfred Way, Parc Eirin, Tonyrefail Ecol Assessment v1-Feb 2024
- Rhondda Geotechnical Services - PARC EIRIN BRE365 REPORT
- Rhondda Geotechnical Services - WILFRIED WAY and PARC EIRIN SITE HISTORY
- Rhondda Geotechnical Services - WILFRIED WAY and PARC EIRIN Mining report

#### **Analysis of Proposal**

- **LOCATION** – Surrounding Building types: A mix of industrial units sized to suit the type of businesses they serve. Most are Portal frame units with brick plinths of varying heights followed with metal cladding. While all the developments within the area seems to be constructed and designed to a competent standard, they have little architectural merit to influence the current proposals.
- **SITE** – Position: The site is situated to the north of Wilfred Way with Ensinger to the south, a residential development to the east and a vacant development site to the West. The development can be seen from the highway.
- **SITE** – Boundaries: The existing site is currently surrounded by a Heras fence (the development section) – the development will have no effect on this item as it is temporary. The public highway (Wilfred Way) borders the south and the culvert serving the residential site separates the site it serves and the proposed industrial area. To the north a 3/4m high embankment runs down to a public footpath which terminates the development area, however the boundary is the fence line on the opposite side of the path. There is no defined boundary to the west so the Location map indicates the Grid references agreed with the vendor.
- **SITE** – Access: The site shares its access off Wilfred way
- **OPPORTUNITIES:** This area, though set up for Industrial development some time ago, is now in easy access to the newly redeveloped A4119 access road which will encourage growth to the local economy. Plus, the original stripping back of the ecology can be reinstated as part of this scheme.
- **CONSTRAINTS:** The proposed site is adjacent a tree line and over 100m<sup>2</sup>, so subject to a SAB application

- See location map below:



### Relevant Planning History

The most recent or relevant planning applications on record associated with this site are:

15/0474/16: Residential development of 225 new homes with associated parking and open space. Reserved matters of access, appearance, landscaping, layout and scale sought as part of this submission.

Decision: 23/10/2015, Grant.

15/0473/16: Industrial development of 9272m2 GIA along with associated service yards and parking. Reserved matters of access, appearance, landscaping, layout and scale sought as part of this submission.

Decision: 18/08/2015, Grant.



13/0350/15: Variation of condition 1 of outline planning permission 05/1017 (dated 12 April 2010) to enable the period of time in which a reserved matters application can be submitted to 5 years, i.e. by 12

April 2015. (Outline Planning permission 05/1017 grants a mixed-use development of residential, industrial and community facilities).

Decision: 01/04/2014, Grant.

05/1017/13: Proposed mixed industrial, residential and community facilities – all matters reserved for determination at the detailed stage. (Amended description received 26/10/2005). Decision: 12/04/2010, Grant.

### Relevant Planning Policies

In addition to national guidance contained within Planning Policy Wales, any application would be considered against the Policies within the adopted Rhondda Cynon Taf Local Development Plan, details of which are available on the Council's website by visiting [www.rctcbc.gov.uk/ldp](http://www.rctcbc.gov.uk/ldp). The relevant policies would include:

#### Core Policies

Policy CS2 – emphasises sustainable growth in the southern strategy area, to be achieved by focusing development within defined settlement boundary and providing opportunities for significant inward investment in sustainable locations.

#### Area Wide Policies

*Policy AW2* - seeks to ensure that development is in sustainable locations. The policy sets out criteria which defines these locations, these include but are not

limited to the following:

- Are within the defined settlement boundary.
- Would not unacceptably conflict with surrounding uses.
- Have good accessibility by a range of transport options.
- Have good access to key services and facilities.
- Support the roles and functions of the Principal towns and key settlements and smaller settlements.

*Policy AW4* - details the criteria for planning obligations including Section 106 Agreements and the Community Infrastructure Levy (CIL).

*Policy AW5* - identifies the appropriate amenity and accessibility criteria for new development proposals. It expressly states that the scale, form and design of the development should have no unacceptable effect on the character and appearance of the site and the surrounding area. There should also be no significant impact upon the amenities of neighbouring occupiers and should, where appropriate, retain existing features of natural environmental value. In addition, the development would require safe access to the highway network and provide parking in accordance with the Council's SPG.

*Policy AW6* - supports development proposals that are of a high standard of design that reinforce attractive qualities and local distinctiveness, and which must be designed to *protect and enhance landscape and biodiversity*.

*Policy AW8* - seeks to protect the natural environment from inappropriate development. Development proposals will only be permitted where they would not cause harm to the features of a designated site, and where there would be no unacceptable impact upon landscape and nature conservation, and ecological networks.

*Policy AW10* - prevents development which could cause or result in a risk of unacceptable harm to health or local amenity due to land instability, contamination, noise and air pollution, or any other identified risk to local amenity and public health.

#### Southern Strategy Area

*Policy SSA4* – Proposals for commercial development will be permitted where it supports and reinforces the role of Tonyrefail as a key settlement.

*Policy SSA13* - The settlements in the Southern Strategy Area have absorbed a significant amount of new development during the last decade. In order to protect the identity of these settlements, ensure the efficient use of land and protect the countryside from urbanisation and incremental loss; the policy stipulates that development will not be permitted outside the defined settlement boundaries.

#### Supplementary Planning Guidance

- Delivering Design and Place-making
- Access, Circulation and Parking Requirements
- Employment and Skills Plan
- Nature Conservation
- Planning Obligations

#### National Planning Policy

Future Wales (FW) 2040 (February 2021)

Planning Policy Wales Edition 11 (February 2021)

Chapter 2 – People and Places: Achieving Well-being Through Placemaking

Chapter 3 – Strategic and Spatial Choices

Chapter 5 – Productive and Enterprising Places

Chapter 6 – Distinctive and Natural Places

Relevant Technical Advice Notes (TANs)

TAN 5: Nature Conservation and Planning;

TAN 12: Design

TAN 15: Development and Flood Risk

TAN 23: Economic Development

## Consultation

Ref: 23/5051/41 Statutory Pre-application advice provided by Mr Giles Howard, Senior Planning Officer 14/8/23

## Description

Hybrid application seeking part full, part outline consent for the severable phased erection of units for use within classes B1 or B2 or B8 (including trade counter) and ancillary uses.

### Plot of land off Wilfred Way opposite Ensinger UK Ltd

The site is situated opposite Ensinger UK Ltd (North) along Wilfred Way, to the South of Hendreforgan and to the west of the Pobl / Morganstone housing development at Parc Erin. It is 2km to the North of the M4, with access from the M4 via Junction 34 along the A4119. The jurisdiction of the Plot comes under Rhondda Cynon Taf County Borough Council. Access to the site is via the A4093 to the North and East of the site

The actual site is split with the development plot being the North / Eastern section, with a site area of 13,098msq (1.31 Hectares). The Land within the plot is relatively flat with a mixture of young and mature trees along the Northern plot boundary.

## Character

- Extent of Development – 4 plots of similar sizes with access & parking. It is proposed to apply duplicate unit types per block allowing for flexibility with the relevant infrastructure to suit. Pre-application advise noted the position on the eastern elevation and adjustments have been applied to mitigate the concerns. The First plot to be constructed fixes this position to prevent the issue reoccurring when the ‘reserved matters’ plots are submitted for approval
- Extent of Development Phasing:
  - Full consent:
  - Phase 1 - Full consent for class B1(c) and/or B2 and/or B8 use unit to plot 1 (including Trade counters) and ancillary uses, with full site layout, boundary treatment, landscaping, unit scale and access associated to the site
  - Outline consent:
  - Phase 2 - Outline consent for class B1(c) and/or B2 and/or B8 (including trade counter) and ancillary uses
  - Phase 3 - Outline consent for class B1(c) and/or B2 and/or B8 (including trade counter) and ancillary uses
  - Phase 4 - Outline consent for class B1(c) and/or B2 and/or B8 (including trade counter) and ancillary uses
- Layout – Formatted to provide maximum access points based on starter units between 120 to 145m<sup>2</sup> Internal area. The aim is to provide the client with the maximum flexibility to offer starter units or the possibility of larger areas with the combination of units via a portal frame construction.
- Scale – In accordance with the surrounding area, the units will be in keeping with other buildings already present on the adjacent site.
- Scale - Phasing:
  - Phase 1 - Unit exactly as drawings: 22-009-Block A-UA01(GA-144m<sup>2</sup> Unit) & A122-009-Block A-UA02 (Elevations 144m<sup>2</sup> Unit)A1



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- Phase 2 – Plot and unit scale only:
  - Footprint: 72.8m x 22.2m
  - Eaves: 6.5m
  - Ridge: 7.5m
- Phase 3 – Plot and unit scale only:
  - Footprint: 72.8m x 22.2m
  - Eaves: 6.5m
  - Ridge: 7.5m
- Phase 4 – Plot and unit scale only:
  - Footprint: 71.5m x 11.3m
  - Eaves: 6.5m
  - Ridge: 7.5m
- Appearance – The adjacent properties show a mix of different materials apparently chosen in accordance with the individual occupant's preferences. The Ensinger manufacturing building is predominantly a metal clad portal frame industrial unit set within the context of the flat landscape, whilst the offices are of a portal frame construction with facing brickwork elevations. The Pobl / Morganstone housing development to East is a mixture of facing brickwork and render to the elevations. It is proposed to maintain this characteristic within the appearance of the new buildings but subtly give them their own individual stamp in accordance with contemporary unit styles. Materials to be used will reference many products noted within the area, such as powder coated metal cladding with a mixture of facing brickwork to the facades. Artist's impressions will be provided to indicate how the units could look on the site. Sections of glazing & roof-lights will be introduced to provide natural day lighting.
- Landscaping – The industrial area will be surrounded by pockets of marshy/water retaining ground features & the planting of indigenous trees and shrubs, on a peat sub base alternative (peat characteristics to re-instate lost sub-base from the historic stripping and plateau forming).

## Movement

- The proposal site is well located for easy access to all forms of public transport.
- Industrial Gross Area threshold is less than 5,000m<sup>2</sup> – Therefore a transport statement is not required.
- Car parking will be provided in accordance to Appendix 1 of the current SPG to include:
  - Based on Table e2: General Industry, Distribution and Storage: Zones 2, 3 & 4
  - All proposed units less than 235m<sup>2</sup> GFA
  - 2 car spaces per unit
  - 1 Van space per unit
- Spaces have been incorporated for the storage of bicycles to all units.
- A new network of footpaths is incorporated into the proposals.
- The internal roads are likely to remain private, however these will be designed to adoptable standards for robust maintenance and all vehicle circulation requirements, as guided by the LA Highway department. See SPA from Vale consultancy for vehicle movement details

## Access

- As a new Building proposal and the nature of the offer, the design will incorporate access features currently required under Part M of the Building Regulation for the Building Type.
- 5% of the parking allocation will be marked up for disable users

### Environmental Sustainability

- The philosophy of the proposed works is to maintain and minimise disruption to the existing character of the surrounding area and extend its usability for the Community.
- The materials proposed for the works will be chosen to provide a continuation of the aesthetics of the existing (and newly proposed) surrounding buildings; this will sustain the existing built environment.
- The works will be carried out in accordance with current Building Regulations requirements.
- There is a current mining assessment included from Rhondda Geotechnical Services indicating no recorded mining activity on this site
- A SUDs design is currently being processed for a SAB application to run in tandem with the full submission (20% of the allocated land has been incorporated into this proposal to accommodate this). Ground drainage tests can be found in Rhondda Geotechnical Services - PARC EIRIN BRE365 REPORT

### Community Safety & Public Health

- The site is orientated to provide adequate vision for the occupants of the proposed units of approaching visitors.
- Boundary treatment will be incorporated around the site to provide the occupants with appropriate security.
- All doors and windows will be 'Secured by design' approved
- PIR operational lighting will be fitted to the approach of the access points for the occupants and visitor's safety.
- End users will be encouraged to install CCTV in their M&E designs
- The proposed scheme will have no effect on the existing security of the surrounding area.
- *Contamination* – Due to the size of the initial application it is requested that the desk top study for contamination be required as part of a pre-construction conditioned to be approved in writing.
- *Air Quality* - The criteria of the application is less than the minimum requirement to trigger an assessment.
- *Noise* - Due to the size of the initial application it is requested that the noise assessment for "background noise" be required as part of a pre-construction conditioned to be approved in writing.

### Ecology - See accompanying Green infrastructure statement

- The Plot is currently an overgrown Brown field site periodically managed to maintain a base for industrial development.
- The building design has incorporated elements to encourage ecology integration.
- No permanent structures are being removed and the chance of disturbance is minimal.
- The height and size of the new structure is unlikely to impede migration in this location.
- There is enough distance from the SNIC areas noted in the PEA to prevent any ecological impact.
- The tree line to the north is far enough away not to be affected.
- SAB features have been applied based on biodiversity enhancements to achieve the necessary drainage requirements which has a dual function in this scheme.



## Existing Site Photographs



Existing Site Plan



View from the West





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View from the East