

russell-hughes cyf
penseiri architects



56 Stryd y Bont / Bridge Street
Llangefni
Ynys Môn / Anglesey
LL77 7HH

Tel: 01248 722333
Email: info@russellhughes.co.uk
Web: www.russellhughes.co.uk

3078:23

**PROPOSED DEVELOPMENT OF ERECTING NEW WORKSHOPS AND OFFICES AT
FORMER ABATTOIR SITE, CIBYN INDUSTRIAL ESTATE, CAERNARFON**

DESIGN ACCESS STATEMENT

Hydref / October 2023

Prepared by:
Russell-Hughes Cyf.,
56 Bridge Street,
Llangefni,
Ynys Mon
LL77 7HH

3078:23**PROPOSED DEVELOPMENT OF ERECTING NEW WORKSHOPS AND OFFICES AT
FORMER ABATTOIR SITE, CIBYN INDUSTRIAL ESTATE, CAERNARFON****DESIGN ACCESS STATEMENT**

INDEX	Page
1. Introduction	1
2. Environmental Sustainability	1
3. Movement to and from the Development	2
4. Character	
4.1 Amount	3
4.2 Layout	3
4.3 Scale	5
4.4 Appearance	5
4.5 Landscaping	5
5. Community Safety	7
6. Relevant Planning Policies	8
7. Access Statement	14

3078:23**PROPOSED DEVELOPMENT OF ERECTING NEW WORKSHOPS AND OFFICES AT
FORMER ABATTOIR SITE, CIBYN INDUSTRIAL ESTATE, CAERNARFON****DESIGN ACCESS STATEMENT****1. INTRODUCTION**

This Design Access Statement intends to explain the design concepts and principles which have been applied to the proposed new development.

The planning application is for the erection of new workshop/welding building and workshop/office buildings together with a vehicle wash unit and other ancillary spaces for Cerbydau Masnachol Cibyn Cyf. The site lies within the development boundary of Cibyn Industrial Estate in Caernarfon. The site is also designated a Safeguarded Employment Site.

2. ENVIRONMENTAL SUSTAINABILITY

As part of the development our clients intend to use high specification insulating materials for the new buildings. The result being that the buildings will require very little energy to heat up.

We propose that all glazing for the buildings is to be low-emissivity argon filled double glazed units to further improve the thermal performance of the buildings.

The proposed new buildings will be fully compliant with current building regulations standards and will benefit from renewable energy technologies to further reduce the environmental impact of the development.

Our clients intend to use local sub-contractors for the erection of the new buildings to reduce the need for travel to and from the site during construction.

3. MOVEMENT TO AND FROM THE DEVELOPMENT

The site lies within the Cibyn Industrial Estate in Caernarfon. Vehicle and pedestrian movements towards the site will be along the public highways directly adjacent to the development site and the existing estate road and footways for the industrial estate. There is an existing vehicular access to Cibyn Industrial Estate from the Llanberis Road public highway adjacent, the existing estate road serves the entire industrial estate and extends to the development site. This is demonstrated in the aerial image below:



There is parking provision for 40 cars and 15 HGVs included as part of the proposal, this number of parking provision conforms with the criteria of the Local Authority Highways Department guidance.

The proposed new buildings will have a level access via the main entrance doors. There are fully accessible w.c.'s proposed for the ground floor of the buildings.

4. CHARACTER

4.1 AMOUNT

The planning application is for the erection of new workshop/welding building and workshop/office buildings together with a vehicle wash unit and other ancillary spaces on land within the Cibyn Industrial Estate. The site is located within the development boundary of Caernarfon and is also a designated Safeguarded Employment Site.

LAYOUT

The proposed scheme consists of the following buildings and ancillary spaces:

New Office & Workshop Building – Building Footprint 1680m²

Workshop & Welding Unit - Building Footprint 363m²

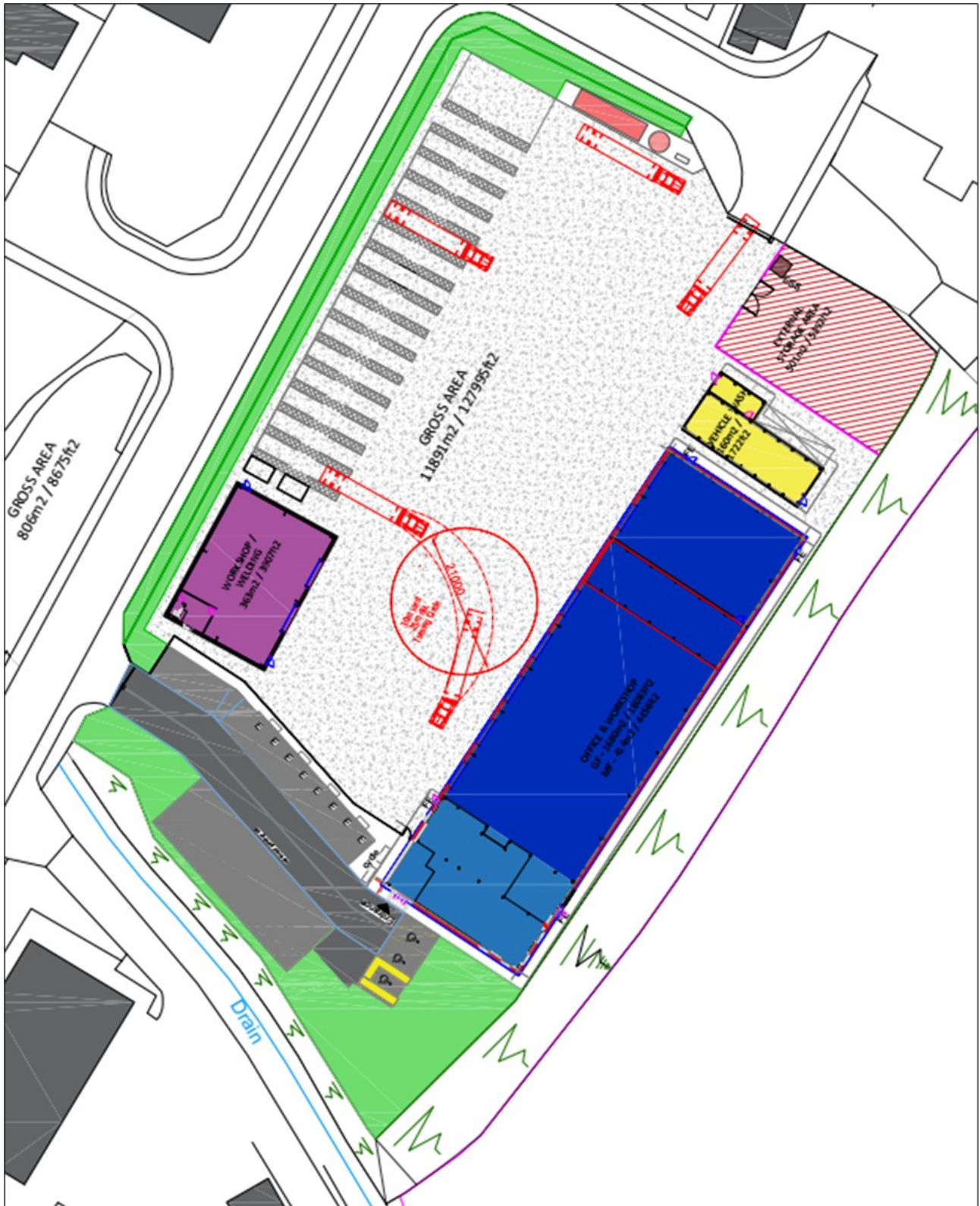
Vehicle Wash Unit - Building Footprint 160m²

External Storage Area – 500m²

15 No. HGV Parking Bays

40 No. parking spaces including 3 No. disabled parking bays and 8 No. EV charging bays

The buildings are located within the boundaries of the former abattoir site on Cibyn Industrial Estate. The proposed site layout will be as per the proposed site plan drawings as submitted with this application as shown on the next page



PROPOSED SITE PLAN

4.3 SCALE

The proposed buildings are comparable in size and scale to the existing buildings surrounding the site, the proposed ridge height for the largest building on the site is 10m which is markedly lower than the 17m ridge height for The Beacon Climbing Centre building on the same estate.

The cumulative scale and mass of the proposed buildings are comparable to the abattoir buildings which were previously located on the development site.

4.4 APPEARANCE

We propose to create modern industrial buildings with insulated profiled steel cladding panels to the walls and roofs and sections of curtain wall glazing as practical and attractive design features while adding to the functionality of the proposed buildings. The new industrial buildings will be a marked improvement from the previous abattoir buildings and will improve the aesthetic of the industrial estate generally.

The existing large industrial buildings, storage containers and HGV vehicle trailers for the sites adjacent to the development site are all clearly visible from the Caernarfon Bypass Road so the visual impact of the new buildings will be negligible in comparison to the existing streetscape.

4.5 LANDSCAPING

A full Visual Appraisal and Landscape Strategy for the development has been prepared by Land Studio Landscape Architects and has been submitted as part of the planning application documents. The proposed landscaping plan is shown on the next page



PROPOSED LANDSCAPING PLAN

There have also been soft landscaping and extensive screening planting measures implemented as part of the Caernarfon Bypass Road development along the grass verge and banking separating the road from the development site, once mature these areas of planting will provide further additional screening.

5. COMMUNITY SAFETY

As part of the development, there are certain regulations that need to be adhered to. There are also Health & Safety measures during and after construction that will need to be observed.

The site is surrounded by other industrial buildings with palisade fencing which will create a natural security presence and create a safe environment. The site will be fully enclosed to current H&S standards during construction with fully compliant signage to reduce any risk to the public.

The project will be notifiable as a construction project to the HSE and therefore a CDM co-ordinator will be appointed to ensure compliance with all site safety, health and safety and PPE during the planning and construction phases of the work.

A Health & Safety File will be completed after the construction phase is finished to demonstrate compliance of the contractor to all H&S obligations and requirements during construction.

7. RELEVANT PLANNING POLICIES

The following planning policies or parts thereof have been identified by the pre-application advice given by Gwynedd Council Planning Department as being relevant and have been considered in preparation of this application:

STRATEGIC POLICY PS 1:	THE WELSH LANGUAGE AND CULTURE
STRATEGIC POLICY PS 4:	SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY
STRATEGIC POLICY PS 5:	SUSTAINABLE DEVELOPMENT
STRATEGIC POLICY PS 6:	ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE
STRATEGIC POLICY PS 7:	RENEWABLE ENERGY TECHNOLOGY
STRATEGIC POLICY PS 13:	PROVIDING OPPORTUNITIES FOR A PROSPEROUS ECONOMY
STRATEGIC POLICY PS 19:	CONSERVE AND WHERE APPROPRIATE ENHANCE THE NATURAL ENVIRONMENT
STRATEGIC POLICY PS 20:	PROTECTING AND WHERE APPROPRIATE ENHANCING HERITAGE ASSETS
STRATEGIC POLICY PS 21:	WASTE MANAGEMENT
POLICY PCYFF 1:	DEVELOPMENT BOUNDARIES
POLICY PCYFF 2:	DEVELOPMENT CRITERIA
POLICY PCYFF 3:	DESIGN AND PLACE SHAPING
POLICY PCYFF 4:	DESIGN AND LANDSCAPING
POLICY PCYFF 5:	CARBON MANAGEMENT
POLICY TRA 2:	PARKING STANDARDS
POLICY TRA 4:	MANAGING TRANSPORT IMPACTS
POLICY CYF 1:	SAFEGUARDING, ALLOCATING AND RESERVING LAND AND UNITS FOR EMPLOYMENT USE
POLICY AMG 5:	LOCAL BIODIVERSITY PROTECTION

7.1 SCHEME PROPOSAL & POLICY COMPLIANCE

This section of the report aims to demonstrate how the proposed scheme complies with the planning policies listed above.

STRATEGIC POLICY PS 1: THE WELSH LANGUAGE AND CULTURE

A Welsh Language Statement has been prepared and is to be submitted as part of the application documents, the statement describes in detail how the Welsh Language has been considered as part of the proposed development. The summary and conclusion of the statement demonstrated that the development will have an overall positive effect on the Welsh Language and the local community.

STRATEGIC POLICY PS 4: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

The workers and staff of the current facility for Cerbydau Masnachol Cibyn Cyf. use various means of travel to work; predominantly public transport and cars.

As the current business is intending to employ as many local people as possible it is envisaged that the majority of the workers for the new facility will either walk to site, use public transport or travel by car. Car sharing will be encouraged and the existing road and public footway network allows for safe travel by bicycle.

The local bus service stops directly in front of the site at the Cibyn Industrial Estate Bus Stop with the services running in both directions throughout the week. There are also two further stops – Isgoed Bus Stop and Glan Peris Bus Stop within easy walking distance of the development site.

STRATEGIC POLICY PS 5: SUSTAINABLE DEVELOPMENT

The proposal site is within the Cibyn Industrial Estate with several other businesses and local employers occupying the existing industrial units, this has been designated a Safeguarded Employment Site. The sustainability of the development is demonstrated by this being an expansion of an existing established business located within the same industrial estate.

The proposal is also the re-development of a previously developed industrial site, namely the Sher Hala Foods Ltd. abattoir site and building. The previous class use of the site as 'Sui Generis' would suggest that the proposed use of the site would not be contrary to policy. Cibyn Industrial Estate is also a designated Safeguarded Employment Site.

The local bus service stops directly in front of the site at the Cibyn Industrial Estate Bus Stop with the services running in both directions throughout the week. There are also two further stops – Isgoed Bus Stop and Glan Peris Bus Stop within easy walking distance of the development site.

STRATEGIC POLICY PS 6: ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE

The proposed new office and workshop buildings will benefit from having a Photovoltaic Array on the roof of the building which can be linked to private storage batteries to provide renewable energy to supplement the energy needs of the finished building.

A Full Drainage Strategy has been prepared for the proposed development and is to be submitted as part of the application documents. The statement outlines the proposed water usage for the site and mitigation measures which can be taken to reduce the overall water consumption of the developed site. It is envisaged that the new use for the site would need dramatically less water than the previous use of the site as an abattoir. The full drainage strategy also demonstrates how the surface water for the development will be discharged in a sustainable way. The drainage strategy is included as part of the planning application documents.

The proposal is for the re-development of a previously developed industrial site, namely the Sher Hala Foods Ltd. abattoir site and building. The policy promotes the use of previously developed sites and this means that no versatile agricultural land will be lost by way of the development.

A cycle storage facility and electric vehicle charging points are included for the development site to encourage zero and low carbon methods of travel to work.

STRATEGIC POLICY PS 7: RENEWABLE ENERGY TECHNOLOGY

The proposed new office and workshop buildings will benefit from having a Photovoltaic Array on the roof of the building which can be linked to private storage batteries to provide renewable energy to supplement the energy needs of the finished building.

STRATEGIC POLICY PS 13: PROVIDING OPPORTUNITIES FOR A PROSPEROUS ECONOMY

The proposed development is for new premises to be used for Cerbydau Masnachol Cibyn Cyf. to expand the existing company located within Cibyn Industrial Estate. Apprenticeships and employment opportunities will be provided by the applicant with in-house training and advancement opportunities within the company envisaged. The existing workforce employed at the current premises may be offered other opportunities within the company as the business expands to its new premises. The applicant has discussed investigating the possibility of collaborating with local colleges and secondary education centres to find young talented individuals to work for the company.

Cerbydau Masnachol Cibyn Cyf. already employs local workers and many additional opportunities will arise from the erection of the new premises for the local community in various work sectors such as office staff, skilled workers, cleaning operatives, plant and machinery operatives and general labour. The diversity of the work on offer within the new premises will ensure that a large cross section of the community will have the opportunity to find work at the company.

STRATEGIC POLICY PS 19: CONSERVE AND WHERE APPROPRIATE ENHANCE THE NATURAL ENVIRONMENT

A Preliminary Ecological Appraisal and Preliminary Roost Assessment for the site has been prepared by Arbtech Consulting Ltd. and has been included with the submitted planning application documents. The mitigation measures and recommendations included within the report have been included on the proposed plans.

A full Visual Appraisal and Landscape Strategy for the development has been prepared by Land Studio Landscape Architects and has been submitted as part of the planning application documents.

STRATEGIC POLICY PS 20: PROTECTING AND WHERE APPROPRIATE ENHANCING HERITAGE ASSETS

Having researched the data contained on the interactive map on the CADW website and the location of the site within the development boundary of Caernarfon it is considered that Cibyn Industrial Estate is sufficiently far enough away from the important historical assets so that the proposed development will not have an impact on any of the local historical assets. However a Pre-Application consultation has been sent to CADW and to Gwynedd Archaeological Trust for a more detailed analysis of the impact of the proposed development.

The proposal site is within the Cibyn Industrial Estate with several other businesses and local employers occupying the existing industrial units, this has been designated a Safeguarded Employment Site. This site is recognised as being an area within Caernarfon where it is deemed acceptable to erect industrial units.

STRATEGIC POLICY PS 21: WASTE MANAGEMENT

The proposal is for new premises to be used as an expansion of an existing business which is located within the yard of Gwynedd Skip & Plant Hire Ltd. who are a fully managed and licensed waste disposal company. It is envisaged that the existing working relationship between both companies can continue and flourish as part of the new development.

POLICY PCYFF 1: DEVELOPMENT BOUNDARIES

The planning application is for the erection of new workshop/welding building and workshop/office buildings together with a vehicle wash unit and other ancillary spaces on land within the Cibyn Industrial Estate. The site is located within the development boundary of Caernarfon and is also a designated Safeguarded Employment Site.

POLICY PCYFF 2: DEVELOPMENT CRITERIA

The site is located within the development boundary of Caernarfon and is also a designated Safeguarded Employment Site. This site is recognised as being an area within Caernarfon where it is deemed acceptable to erect industrial units.

The pre-application advice report has identified that the proposal is within an existing industrial estate and towards the far end of the estate to the opposite side of the nearest residential dwellings. The pre-app report has also identified that any noise created by the development will most likely be masked by the road noise from the adjacent trunk road.

POLICY PCYFF 4: DESIGN AND LANDSCAPING

A full Visual Appraisal and Landscape Strategy for the development has been prepared by Land Studio Landscape Architects and has been submitted as part of the planning application documents.

POLICY PCYFF 3: DESIGN AND PLACE SHAPING

The site is located within the development boundary of Caernarfon and is also a designated Safeguarded Employment Site. This site is recognised as being an area within Caernarfon where it is deemed acceptable to erect industrial units.

We propose to create modern industrial buildings with insulated profiled steel cladding panels to the walls and roofs and sections of curtain wall glazing as practical and attractive design features while adding to the functionality of the proposed buildings. The new industrial buildings will be a marked improvement from the previous abattoir buildings and will improve the aesthetic of the industrial estate generally.

The existing large industrial buildings, storage containers and HGV vehicle trailers for the sites adjacent to the development site are all clearly visible from the Caernarfon Bypass Road so the visual impact of the new buildings will be negligible in comparison to the existing streetscape.

The proposed buildings are comparable in size and scale to the existing buildings surrounding the site, the proposed ridge height for the largest building on the site is 10m which is markedly lower than the 17m ridge height for The Beacon Climbing Centre building on the same estate.

The cumulative scale and mass of the proposed buildings are comparable to the abattoir buildings which were previously located on the development site.

POLICY PCYFF 5: CARBON MANAGEMENT

The proposed new office and workshop buildings will benefit from having a Photovoltaic Array on the roof of the building which can be linked to private storage batteries to provide renewable energy to supplement the energy needs of the finished building.

POLICY TRA 2: PARKING STANDARDS

There is parking provision for 40 cars and 15 HGVs included as part of the proposal, this number of parking provision conforms with the criteria of the Local Authority Highways Department guidance.

POLICY TRA 4: MANAGING TRANSPORT IMPACTS

A Construction Traffic Management Plan has been submitted as part of the planning application documents to deal with the site traffic during the construction phase of the project. Cerbydau Masnachol Cibyn Cyf. also have a transport statement for this existing premises which will be extended to include the new premises.

The previous use of the site as an abattoir would suggest that there was several staff vehicles and HGV delivery vehicles visiting the site throughout the week, the situation would be similar for the proposed use. There is ample parking provision for the HGV vehicles on the site and vehicular track movements for the HGV turning heads have been shown on the proposed site plan for the proposal submitted as part of the application documents.

POLICY CYF 1: SAFEGUARDING, ALLOCATING AND RESERVING LAND AND UNITS FOR EMPLOYMENT USE

The planning application is for the erection of new workshop/welding building and workshop/office buildings together with a vehicle wash unit and other ancillary spaces for Cerbydau Masnachol Cibyn Cyf. to expand the existing company located within Cibyn Industrial Estate. The site is located within the development boundary of Caernarfon and is also a designated Safeguarded Employment Site.

POLICY AMG 5: LOCAL BIODIVERSITY PROTECTION

A Preliminary Ecological Appraisal and Preliminary Roost Assessment for the site has been prepared by Arbtech Consulting Ltd. and has been included with the submitted planning application documents. The mitigation measures and recommendations included within the report have been included on the proposed plans.

A full Visual Appraisal and Landscape Strategy for the development has been prepared by Land Studio Landscape Architects and has been submitted as part of the planning application documents.

8. ACCESS STATEMENT

The site lies within the Cibyn Industrial Estate in Caernarfon. Vehicle and pedestrian movements towards the site will be along the public highways directly adjacent to the development site and the existing estate road and footways for the industrial estate. There is an existing vehicular access to Cibyn Industrial Estate from the Llanberis Road public highway adjacent, the existing estate road serves the entire industrial estate and extends to the development site.

7.1 WALKING AND CYCLING

The surrounding estate roads are wide and usable for both walking and cycling. The site is easily accessible on foot and the existing road network allows for cycle use. There is a cycle storage area for the site included as part of the proposed development.

7.2 BUS

The local bus service stops directly in front of the site at the Cibyn Industrial Estate Bus Stop with the services running in both directions throughout the week. There are also two further stops – Isgoed Bus Stop and Glan Peris Bus Stop within easy walking distance of the development site.

7.3 TRAINS

Bangor Railway Station is located 9 miles from the site with frequent connections to the UK Rail Network and also services towards the port town of Holyhead for further links to Ireland.

7.4 CAR AND EMERGENCY VEHICLES

There is direct access to the development site from the industrial estate road adjacent to the development site which will be suitable for all emergency vehicles requiring access to the buildings.

7.5 DISABLED ACCESS

The proposed new buildings will have a level access via the front doors. There is a fully accessible w.c. proposed for the ground floor for each of the new buildings.