



DESIGN AND ACCESS STATEMENT - DAVID WILSON HOMES FORMER EMPORIUM GARDEN CENTRE, LLANGAN INSTALLATION OF LPG STORAGE TANKS TO SERVE RESIDENTIAL DEVELOPMENT

Introduction

This Design and Access Statement has been prepared in support of a full planning application for the installation of five 4,000 litre LPG underground storage tanks to serve the approved residential development at the Former Emporium Garden Centre site, Llangan.

The reserved matters planning permission was granted on the 4th April 2014 (ref: 2014/00008/RES) and provides the detailed approval in connection with the outline planning permission (ref: 2012/00862/OUT) for the erection of 40 dwellings at the Former Emporium Garden Centre, Fferm Goch, Llangan.

The Design and Access statement satisfies the advisory requirements introduced by Technical Advice Note 12: Design published by the Welsh Assembly Government (May 2011) and the statutory requirements set out in article 7 of the Town and Country Planning (Development Management Procedure) (Wales) Order, 2012.

Objectives of Good Design

Context

Overall, it is considered the proposed development will not significantly alter the immediate or wider context of the residential scheme, and are, in effect, minor alternations to the previously approved development.

Character

Use

The proposed use of the application site will correspond to that approved by reserved matters ref: 2014/00008/RES Class C3 residential. The proposed LPG storage tanks will ensure the appropriate infrastructure is available to serve the proposed dwellings.

The purpose of the LPG tanks will be for the storage of gas to heat the proposed residential housing given the remote location and lack of connection to main line gas supplies.

Amount/Scale

The proposals includes the excavation of c.11 x 16 metres at a depth of 1.7 metres. The only visible presence the tanks will have above ground will be manhole covers associated with each tank. Each tank will sit on a reinforced concrete base, however this will not be visible.

Layout

The residential layout will remain as permitted under planning permission ref:2014/00008/RES. The servicing arrangements will have no impact on the physical layout of the development site.

Landscaping

The storage tanks will be below ground and as a result, will have no impact on the approved landscaping details for the residential scheme (which is amenity grass in this part of the site).



Appearance

As previously mentioned, the only visible presence of the tanks at surface level will be manhole type covers for each tank which will measure circa 800 mm in diameter. As the tanks will be stored underground, they will not have any further visual presence above ground level.

Environmental Sustainability

Fferm Goch lacks a main line supply of gas. The presence of central stored gas on-site boosts the sustainability credentials and reduces the need to travel. The development will ensure sustainability benefits for future residents, reducing the number of deliveries that otherwise would have been required for individual households.

Community Safety

The installation of underground LPG tanks will have no implications on community safety. The proposed siting complies with the relevant regulations being more than 3m away from the nearest building, boundary and fixed source of ignition, more than 3m distant from an open drain not under any electrical/power cable.

Movement and Access

Occasional deliveries of LPG will need to be made to the site, however, it is not considered necessary or prudent to provide for a specific lay-by to facilitate this. Instead, the delivery vehicle will simply park next to the POS area for the short duration of the refilling process (in much the same way as other infrequent servicing such as delivery and refuse vehicles)

Conclusions

The proposed installation of underground LPG storage tanks has been carefully considered and fully justified. It will not have any unacceptable adverse impact on neighbouring amenity and will ensure the residential scheme is appropriately serviced by a range of energy sources.