

DESIGN AND ACCESS STATEMENT

Specsavers, Market Square, Merthyr Tydfil CF47 8BY

1.0 INTRODUCTION

1.1 Overview

This statement is in support of the above site for:

Full Planning: Proposed X3 additional AC condensing units to flat roof services area.

Use: The unit is situated within the high street, neighboured by various other retailers. It is currently a retail unit trading as Specsavers.

1.2 Planning Statement

The proposed design and location of proposals aim to satisfy Local Planning Policy and in particular with Planning for Retail and Town Centres and Minimising and Managing Environmental Risks and Pollution.

National and local policies / guidelines relating to impact of developments within town centres and high streets are recognised by our client and the current proposal aims to comply throughout. The proposed minor refurbishment works and the proposed signage have been carefully considered and are intended to act in accordance with local policy and objectives.

National policies and guidelines relating to impact on the environment are recognised by our client and the manufacturer of the AC units (Daikin) and the current AC proposal would assist in this. The proposed Daikin air conditioning system uses an inverter technology that ensures low noise levels which is reduced at night, and run to optimum energy efficiency adhering to national standards. The AC units will not be circulating / omitting any hazardous fumes. They are only installed to circulate fresh air to the interior. The position of the outdoor AC units have been carefully considered and are intended to act in accordance with local authority guidelines.

2.0 DESIGN AND ACCESS STATEMENT

2.1 AC Details

Amount – 3no. new outdoor AC condenser units.

Layout – 3no. units floor mounted to enclosed flat roof construction, next to existing condensers.

Scale – See specification below for details.

AC Units Specification - All specification information can be found at [http://www. daikin.com](http://www.daikin.com)

Unit C/U-1,2,3 (Daikin RXM-25) = H734 x W870 x D373 – Sound Pressure 43dba (Max)

Please note that our client gained permission for X23 AC condenser units to be located on the same flat roof area in 2019 (P/119/0264). The X3 condenser units detailed for this proposal will therefore be in addition to the existing approved units.

The new condenser units are required for some additional test rooms that area being created internally after some minor refurbishment works to turn some underused areas into new rooms.

The proposed AC units are required as Individual units are required for each test room and the customer circulation spaces to ensure the interior temperature is kept constant for the delicate equipment used throughout. The proposed outdoor AC units are to be positioned to the enclosed flat roof of the building. The area the units will be located is fully enclosed by building's roof construction design and is not in any direct public view. The Units will be floor mounted on flexi strut feet. The proposed units will only operate during the units working hours 08:00 – 18:30 and will not operate overnight due to an automatic shut-off system that will be installed for power and lighting. The condenser units only circulate fresh air, they do not ventilate any chemical by-products. Our client always seeks the advice of independent Air Conditioning specialists, to provide the most efficient AC installation, aiming to use the minimum units possible to comply.

3.0 JUSTIFICATION

The condenser units are required as legislation for medical care dictates that Individual AC units are required for each test room and the customer circulation spaces to ensure fresh air flow with the interior temperature being kept constant for the delicate equipment and testing procedures used throughout the store. Test rooms cannot have windows or external vents installed as they need to be pitch black for the optical testing procedures, therefore multiple AC systems are required for ventilation and circulation of fresh clean air within the test rooms.

Without the proposed AC layout and condenser units, the new test rooms would not meet the standards set out in their NHS contract agreement, and therefore could not be used. Please see the project specific drawings attached as a part of this application for further details.

4.0 ACCESS & MOVEMENT

All pedestrian and vehicular access will be unaffected by the proposals, retained as existing.

5.0 PHOTOS

