



DESIGN ACCESS STATEMENT

SITE: FORMER LINDE INDUSTRIAL ESTATE, MERTHYR TYDFIL, CF48 4LA

PROPOSAL: CONSTRUCTION OF REPLACEMENT COVERED VEHICLE WASHDOWN FACILITY

CLIENT: LEE WAKEMAN LIMITED



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1. INTRODUCTION

- 1.1 The application site is located to the south of Pentrebach Village, approximately 3 miles south of Merthyr Tydfil.
- 1.2 The site comprises the former Linde Industrial Estate located on elevated ground to the east of the A4054 and the long established Merthyr Tydfil Industrial Park.
- 1.3 Access to the site and the Merthyr Tydfil Industrial Park is via a roundabout on the A4054 just north of Troedyrhiw.
- 1.4 As the attached aerial photograph confirms, the closest residential properties are located on the estate to the north and to the south in the settlement of Troedyrhiw which straddles the A4054.



- 1.5 To the east, the open countryside rises steeply towards Fochriw and Bedlinog.
- 1.6 General Dynamics has developed a successful production facility at the site delivering complex technical engineering solutions to vehicle platforms for the MOD.



- 1.7 Their team of highly skilled engineering and technical staff drawn for the local area are essential to the continued success of the company's Merthyr site.
- 1.8 General Dynamics are committed to continued training and development to grow their team to secure further specialist contracts and ensure the long term future of the site.

2.0 PROPOSAL

- 2.1 In 2012, General Dynamics secure a prestigious £390 million MOD contract at the Merthyr site for the delivery of Ajax vehicles, which runs to 2024
- 2.2 To service this contract, the company has developed a highly sophisticated production and related modern external testing facility.
- 2.3 Prior to applying the final paint finish to new and remodelled vehicles, they all need to be thoroughly washed down to remove any dust or other surplus materials.
- 2.4 The current outdoor facility is not fit for purpose, particularly in the inclement Winter weather, resulting in disruptions to vehicle delivery programmes.
- 2.5 The application proposal is to construct a purpose built enclosed washdown facility.

3.0 PLANNING HISTORY

- 3.1 In June 2015 Merthyr Tydfil County Borough Council granted conditional planning permission for the construction of a dedicated vehicular test track facility (LPA Ref. P/15/0130/E).
- 3.2 Planning permission to vary condition 7 to allow the test track to be used on Saturdays between the hours of 9.00 am and 5.00 pm (LPA Ref. P/18/0346) was granted on 21st December 2018.
- 3.3 Planning permission to vary condition 7 of planning permission P/15/0130 to allow the test track to be used Monday to Friday 0800 – 1800, Saturdays 0900 – 1700 and on Sundays between 1000 – 1600 (LPA Ref. P/20/0042) was granted on the 2nd April 2020.

4.0 DETAILED PROPOSAL

- 4.1 The replacement enclosed washdown facility will be located to the west of the main production area linked to the existing equipment storage building (G3). The position of both the original washdown facility and the replacement facility are highlighted on Drawing SK200212P1 and seen in the context photographs 1 – 3.



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- 4.2 The building will mirror the form and appearance of the adjacent building, being a steel clad portal frame structure.
- 4.3 As the attached Engineering drawing 20109-S02 confirm, the building will comprise a 3 bay steel frame on a reinforced concrete raft with an equipment store extension to the original building along the western boundary. There will be a single vehicle entrance on the north elevation and a pedestrian door to the west elevation.
- 4.4 The walls will be finished in Goose Grey (RAL 7035) profiled insulated cladding and composite profiled insulated cladding with Poppy Red BS0-005, from BS 2660 Range, junction details to match the adjacent building (See photographs 4 – 6).



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- 4.5 As the attached drainage strategy drawing 2018165-100-P1 and notes prepared by Keystone Consulting Engineers confirms, waste water will be collected by a centrally located 400 x 400 mm drain incorporating a silt trap, before discharging via a new underground foul drain linking to the existing site sewer line, via a new brick built chamber.
- 4.6 Existing foul water flows will be unaffected as the existing washdown facility will be decommissioned and replaced by the new facility.
- 4.7 As the attached correspondence from Welsh Water (Appendix 1) confirms, a consent is in place with Welsh Water for effluent discharge to the public network, once this discharge has passed through a silt trap and existing bypass interceptor.



- 4.8 The attached photographs and extract from the topographical survey confirm 'the area of the proposed weather enclosed wash down facility is currently hard paved and drains to the soft landscape area where water percolates into the ground. This is an existing arrangement that has been in place for over 30 years with no issues of capacity or flooding. The overland flow assessment shows that all waters would be contained within the Client site and cause no issues to surrounding areas.'
- 4.9 Surface water from the building roof will discharge to new gullies then via an underground connection to a new Swale located to the west of the new building within the soft landscaping area, as illustrated on Engineering drawing 2018165-100-P1.
- 4.10 The development will not alter or increase the rate or volume of discharge, to provide betterment over the existing arrangement a swale feature has been shown within the soft landscape feature.
- 4.11 The replacement washdown facility will not be visible from outside the site, save from elevated points to the west of the site in the open countryside as it will be, for the most part, screened by existing buildings within the complex, namely buildings G1, G2 and G3.

5.0 PLANNING POLICY

National Policy

- 5.1 The Wales Spatial Plan *People, Places, Futures* sets a strategic framework to guide future development and policy interventions. It integrates the spatial aspects of National strategies for social inclusion and economic development, health, transport and environment, translating the Assembly Government's sustainable development duty into practice.
- 5.2 Planning Policy Wales (PPW Edition 10) December 2018 sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.
- 5.3 Section 6.7.14 states '*Proposed development should be designed wherever possible to prevent adverse effects to amenity, health and the environment but as a minimum to limit or constrain any effects that do occur.*'



- 5.4 Planning Policy Wales Technical Advice Note 12: Design, sets out the Welsh Assembly Government's detailed advice on how to achieve good design in all development at every scale throughout Wales.
- 5.5 The guidance sets out the Assembly's objectives for good design, namely
- Access – ensuring ease of access for all.
 - Character – sustaining or enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice and variety. Promoting innovative design.
 - Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.
 - Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
 - Movement – promoting sustainable means of travel.
- 5.6 Tan 23: Economic Development advises on assessing the economic benefits of new development.

Local Planning Policy

- 5.7 The current Development Plan is the Merthyr Tydfil County Borough Council Replacement Development Plan 2016 – 2031. Policies in the Plan relevant to the application are:
- Policy SW4 – Settlement boundaries
 - Policy SW11 – Sustainable design and placemaking
 - Policy ENW4 – environmental protection
 - Policy ECW2 – Protecting employment

Flooding

- 5.8 The application site is not within an area likely to flood as illustrated on the NRW flood maps. Accordingly, a Flood Consequences Assessment is not required.



6.0 CONCLUSION

- 6.1 The principle of industrial development on the site is well established.
- 6.2 The application proposal envisages the construction of a purpose built enclosed washdown facility replacing an existing facility which will be decommissioned.
- 6.3 The proposed application adheres to National and Local policies and guidelines and does not adversely affect the highway safety or neighbouring amenities of the area to warrant a refusal.