

DESIGN ACCESS STATEMENT

DOCUMENT REF: 23-430/102

Tidy Tyres

Unit 2, Brunel Industrial Estate
Cwmavon
SA12 9DE

VISION

Background

Unit 2, Brunel Industrial Estate, Cwmavon is the site of a former used-car sales pitch. Consent has been granted previously for a period of two years for the use of the site as a Tyre Bay, manual Car Wash, Burger Bar, and ancillary storage.

We are making this application for permanent use of the current site as described above with the addition of -

- Additional storage containers for a more extensive range of Tyres
- High Lift Inspection Ramp for the Tyre Bay
- Inclusion of a seating shelter for the Burger Bar in the form of a lean-to and part conservatory

Current Operational Site Details

The existing tyre fitting and car wash facilities have a throughput of some 10No. vehicles per hour at peak usage, with no more than 6No. vehicles being attended to or waiting on the site at any one time.

There is parking for approximately 10-15No. cars and 3No. Light Goods vehicles with other off-street parking within the site boundaries should these numbers be exceeded.

The facility will be open from 9.00am to 5.30pm Monday to Friday and from 9.00am to 3.00pm on weekends. Opening hours may differ during winter months.

The site currently provides employment for 2-3 persons, there is sufficient on-site parking for staff vehicles.

INTRODUCTION

Description

This Design & Access Statement has been prepared by SEAGREY Design Ltd in support of an application for Planning Consent for permanent use of the site for the purpose of a Tyre Fitting Bay, Car Wash and Burger Bar. There are also additional storage containers for new and used Tyres plus equipment, with the inclusion of a sheltered area for the customers of the Burger Bar consisting of a lean-to and conservatory area.

Planning Context

The site lies outside of that as described as the “District Centre” in the Neath Port Talbot Unitary Development Plan (UDP). The UDP Insert Map 13 denotes the site as lying within Policy H3 and EC3 determinants. The site lies within the settlements limits and is within 800m of the District Centre.

The proposal falls within the requirements of Policy EC3 – Creation or expansion of business within settlement limits – in that there will be no loss of open or green space; there will be no creation of an unacceptable impact on existing or programmed infrastructure; there will be no detrimental effect on the amenity of existing residents in the area; and there will be no unacceptable highway impacts.

Policies GC1, ENV17 and T1 also apply, and it is submitted that the proposal is in compliance with the requirements of these policies where applicable to the development proposals.

Given that the site comprises part of an established industrial estate and that the proposal is for a commercial and employment use the site falls within the description of a “brown field site”. Tidy Tyres is an established and thriving business, in location since 2013 and provides a well-used local service.

SITE ANALYSIS

Physical

The site comprises an approximate rectangle some 0.22 hectares in area and measures approximately 52x43m and is a part of the Brunel Industrial Estate.

The plot is located at the Northwest corner of the industrial estate which comprises a linear series of units backing onto the river Afan (separated from it by a public footpath) and fronting an un-named road which runs through the industrial estate.

CONTEXT ASSESSMENT

Local Context

The site is oddly placed as it lies at the junction of the industrial estate and the new residential developments that border Brunel industrial estate to the North and West, though separated from the Caeglas estate by London Row and the Ynys Y Wern estate by the access road for the industrial estate (which is a no through road). Opposite Tidy Tyres there is a road entrance to Ynys Y Wern however, installation of removable bollards restricts access.

The adjacent built form is, in the main, that of a single storey buildings constructed from materials that clearly represent the estates industrial usage. Tidy Tyres uses several storage containers both for their equipment, and to store their new tyres and those which have been removed from vehicles. These used tyres are then removed from site for recycling by agreed contractor Welsh Tyre Recycling Services Ltd.

In accordance with the last consent P2015-0903, in the interests of visual amenity, all the containers have been painted with a bright selection of murals to improve their appearance.



Location Map (NOT to Scale)

Facilities

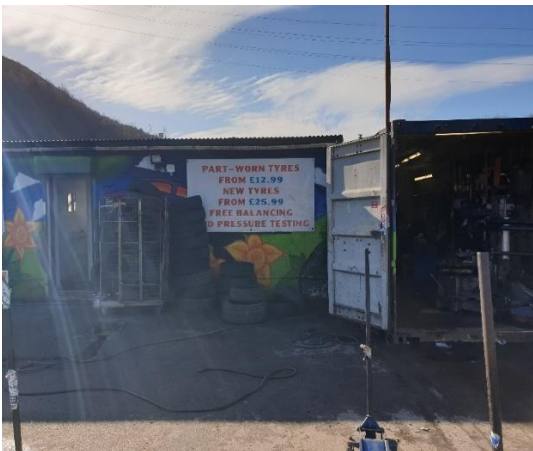
There are limited retail facilities within the settlement of Cwmavon, there is a Post Office and Co-Op within ten minutes walking distance. Port Talbot with its full selection of retail and social facilities is within easy reach. In this regard it is worth reporting that the burger bar element of this proposal brings a much-needed facility to the workers of the industrial estate.



Burger Bar with Sheltered Seating



Street view of Sheltered Seating



Tyre Fitting Bay



Offices, Toilets and Storage



Hi-Lift Inspection Ramp



Car Wash Area



Car Wash & Valet Storage



Tyre Changing Area & Seating Shelter

INVOLVEMENT / CONSULTATION

Local Planning Authority / Neighbours

There has been no formal pre-application consultation with the LPA or with the adjoining neighbours.

COMMUNITY SAFETY

The development will not have an adverse effect on community safety. The site is secured by a metal mesh fence and lockable gates and all equipment is locked away in the storage containers overnight.

CHARACTER

The existing facility is open and generally kept clear of debris and any equipment not in use. The new and used tyres are kept in the storage containers. The used tyres are removed from site and recycled on a regular basis. All equipment is put back into storage at the end of the working day. A Hi-Lift inspection ramp is housed in its own shelter which, has a roller shutter and is locked each night. This improves and extends the service to the customers. All storage units have been colourfully painted to raise the appearance of their use when closed.

The manual Car Wash has a shelter for the valet services and a couple of dedicated containers for storage of equipment and materials.

ENVIRONMENTAL SUSTAINABILITY

This site has been in use by Tidy Tyres since 2013. The proposal to retain the current use as a Tyre Fitting Bay, Car Wash, Burger Bar and Ancillary Storage will not result in any significant change to the environmental status quo and there are no issues of Bio-diversity or natural resource protection.

MOVEMENT & ACCESS

The site fronts directly onto an un-named access road which serves the industrial estate and connects directly to the local and wider arterial routes of the area. The site has good vehicular access, and there is adequate off-street parking within the curtilage of the site to sustain the development.