

DESIGN AND ACCESS STATEMENT**PONTRILAS SAWMILLS****BUILDERS' MERCHANTS DEPARTMENT****Relocation to former site of Pontrilas Garden Centre**

Applicant: Pontrilas Timber & Builders' Merchants Ltd.

Site: Former retail Garden Centre, Pontrilas (O.S. 394. 274.) HR2 0DJ

Proposal: To relocate Builders' Merchants Department from the Sawmill and Power Generation site nearby to a separate location where retail activities and members of the public can be safely separated from heavy duty lorry and industrial stacker truck movements which presently exist.

The office and small shelf items would be located near to the access to the site where security and visiting personnel movements can be kept separate from the storage and loading operations. Many of the items previously sold by the garden centre e.g. paving slabs, small garden structures, fencing panels and posts will be retained. With the exception of garden plants most of the site will be retained for the same external storage use.

Utilities and Access: The present site is serviced by 3 phase Electricity, Well-water Mains Water and Telephone, and on site sewers and drainage will be retained. Existing access is from the Rowlestone Lane C1219 and the site has frontages to the A465 and C1219.

History: The site can be described as a typical brown field site where successive usage was as a garden centre, and previously to that as a petrol filling station and retail outlet as well as being a former brickyard and excavation pit the entire site access and drainage facilities are approved for retail and timber sales. The site and neighbouring businesses are associated with the timber trades and fabrication. In general, the site is zoned as being in the flood plain associated with the confluence of the rivers Worm and Dore together with the Dulas and Paradise brooks.

The site has previously been extensively hardened with stone, tarmacadam and pavings together with enlargements to the water courses and culverts on site. In general terms the proposal seeks to replace the assortment of buildings and greenhouses with a new builders' merchants retail shop and store with the majority of the site remaining as an open space for palletted timber and the on-site provision of 3 LGV lorries and 3 stacker trucks.

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At the new site provision has been made for potential visitors on foot or by cycle where separation and a cycle rack will be provided.

A Council conducted speed and traffic count was undertaken in February 2009 and is attached to the Traffic Assessment Statement.

The site would deploy 3 stacker trucks on an ad hoc basis. On-site visitor car parking for up to 9 cars is provided.

We believe these ongoing traffic movements primarily serving the building trade are less than the use placed on the garden centre/restaurant site.

Waste Management: 3 elements of waste will be generated.

Plastic packaging; Timber off-cuts; and small quantities of damaged Plaster board. The building merchant's trade recognised this and yard skips will be retained on-site. The timber off-cuts will be recycled for heating of the office and the other elements will be collected by specialist trade arrangements.

Scale, landscaping and appearance. Perimeter landscaping with shrubs has been completed by the former occupier, together with a site boundary fence. The low level security lighting will be retained, but will be operated by intruder sensors only. Night-time security staff located at the sawmill will by the use of movement sensors and cameras monitor this site and will be able to intervene as necessary.

The one composite building would be used as part occupancy by office staff and for yard staff as welfare provision, as well as for the storage of cement, plasterboards and architectural timbers (moulded timbers). This building suitable for stacker truck (hoist) would need to be 5.5 metres to eaves and with a minimum roof slope of 15°. To obtain a viable security presence the building has been shown as "L" shape and would be built as a warehouse with full height plastic coated sheeting and to a higher standard with an all timber gable ends and a shop front facing towards the access point.

The Pontrilas Timber Group has operated nearby for 60 years and employs presently 120 personnel. We believe that by occupying this neighbouring brownfield site situated in the same parish, we can safeguard the jobs servicing the building and D.I.Y. trades, maximise the potential for eventual increase in personnel and limited expansion, and to remove the present-day danger which we recognise where the public and heavy-duty activities intermingle within the existing saw and stacking yard. We will also remove from the sawmill approximately 60 traffic movements in and out.

Revised September 2008

Further revised February 2009

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