MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2024/1241	**Your Ref:**	P/2024/1241
Date:	20/08/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD TIR I STORFA ALLANOL AR GYFER CERBYDAU, CYNWYSYDDION A DEUNYDDIAU, GAN GYNNWYS SWYDDFA ATEGOL AC ADEILAD LLES (YN RHANNOL ÔL–WEITHREDOL) / CHANGE OF USE OF LAND TO OUTDOOR STORAGE OF VEHICLES, CONTAINERS AND MATERIALS INCLUDING SITING OF ANCILLARY OFFICE AND WELFARE BUILDING (PARTLY IN RETROSPECT)

LOCATION: LAND EAST OF, MOLD ROAD, CEFN Y BEDD, WREXHAM, LL12 9YG

I refer to your consultation / email dated 22/07/2024 in respect of the above.

At present there is insufficient information to be able to undertake a full assessment of the proposals from a highways perspective.

Can the applicant be requested to submit the following:-

- Details of proposed gross floor areas for each business and specific proposed LPGN 16 Class uses in order to assess parking provision requirements.

- The submitted site layout plan (Drg. No. CP485/02A) has insufficient detail indicating where materials will be stored, skips stored, plant stored, floor areas of buildings and details of proposed parking spaces for each business, number of staff employed for each business, anticipated number of parking spaces required for each business along with turning areas for vehicles. **The (LHA) recommend this information is provided on a revised layout plan.**

- No details of the maximum size of vehicles likely to visit each business has been provided or where such vehicles will park and turn within the site. **Swept path details of larger HGVs will be required demonstrating how such vehicles enter, turn and exit the site.**

  No details of the proposed daily traffic movements anticipated from each proposed business has been provided. **The (LHA) recommend this information is provided by the applicant**

- Further detail in relation to cycle parking to accord with the minimum cycle parking standards set out in LPGN 16. There should be the provision of long stay secure cycle parking for staff and short stay parking for visitors. **The (LHA) recommend this information is provided by the applicant on a revised layout plan.**



On behalf of Chief Officer, Environment & Technical