MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/MZ/P/2024/1188	**Your Ref:**	P/2024/1188
Date:	04/10/2024		

PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH B2 (DIWYDIANNOL CYFFREDINOL) I DDOSBARTH B8 (STORFA A DOSBARTHU) / CHANGE OF USE OF BUILDING FROM CLASS B2 (GENERAL INDUSTRIAL) TO CLASS B8 (STORAGE AND DISTRIBUTION)

LOCATION: UNIT 26, ABENBURY WAY, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UZ

I refer to your consultation dated 19/07/2024 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:

- TRICS data for the proposed use and that of the previous B2 use to afford some guide and comparison of trip generation to the site. This has been submitted but the LHA would ask for these to be amended, the B2 use data submitted has sites in villages and neighbourhood centres which are not comparable, and the vehicle rental data is over 8 years old and should be updated. The existing and proposed trips also need to be detailed for the LHA to quantify the impact of the proposals.
- Clarification of whether bookings can be taken at the site office or if these are undertaken remotely has not been detailed.
- Clarification over the storage site location and how this process will be managed, this should be provided within a parking and servicing management plan which would be required to form the basis of any approval should the LPA be minded to grant the application.
- Further detail has been provided in relation to cycle parking to accord with the minimum cycle parking standards set out in LPGN 16, the provision of 2 cycle parking stands are shown covered shelter, but clarification is required that this is all enclosed within a fully fenced area.
- The technical note submitted shows swept paths for 3.5t vehicles accessing and egressing the compound and the latest submission shows they turning acceptably within the compound.
- Clarification over the largest vehicles accessing the site, and clarification over the size of vehicles that are hired out by the business. This is required to ensure the parking spaces laid out are of sufficient size to accommodate these vehicles.
- As there is no relevant parking standard within the WCBC LPGN a car parking accumulation survey should be undertaken to demonstrate that there is adequate parking provided to

support the site as a previous site visit has demonstrated vehicles parked on footways and on the highway in the vicinity of the site.

- The LHA would ask for clarification on whether there would be any restrictions on the number of vehicles hired from the site daily, a figure of 20 is indicated within the submitted technical note but clarification around if this could be enforced would be appreciated.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.



on behalf of Chief Officer, Environment & Technical