MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/MZ/P/2024/1188 (Res 3)	**Your Ref:**	P/2024/1188
Date:	10/10/2024		

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 10/10/2024 in respect of the above.

The applicant has submitted further information for assessment and the LHA comments as follows:

- 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 is concerned that 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 applicant has detailed that there is no commercial vehicle rental data in TRICS, the closest use is car hire centre which might not be fully comparable. The applicant has provided some analysis indicating that there would be a marginal increase of 3 vehicles in the AM peak and 2 in the PM peak and that daily there would be an increase of 45 vehicles. However, concern remains that the TRICS data may not be representative. Considering this application is retrospective, it maybe more prudent for the applicant to survey the existing site and compare that to the data gleaned from TRICS for the previous B2 use.
- The applicant has clarified that bookings tend to be remote, it is the LHA's view that this is essential to ensure that demands for parking on-street in the vicinity of the site are kept to a minimum.
- 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 as part of any approval should the LPA be minded to grant the application. The LHA would prefer to review these arrangements in advance of the application being granted.
- 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 information submitted shows swept paths for 3.5t vehicles and minibuses 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 has been provided and detailed as a transit type van. It is considered the swept paths provided are representative for this size of vehicle.
- 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 is concerned that the TRICS data submitted is not representative and on that basis a parking accumulation survey based on floored data would also not be representative. As this is a retrospective application a survey of the current operation / parking accumulation should be undertaken by an independent body.
- The LHA asked for clarification on whether there would be any restrictions on the number of vehicles hired from the site daily, a figure of 20 per week 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