MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Emma Bailey
Our Ref:	ET/DC/PP/P/2024/1272	**Your Ref:**	P/2024/1272
Date:	25/10/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ESTYNIAD AR UNED DDIWYDIANNOL BRESENNOL I GREU SWYDDFA / EXTENSION TO EXISTING INDUSTRIAL UNIT TO CREATE OFFICE SPACE

LOCATION: ENGINEERING WORKSHOP, COED ABEN ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UH

I refer to your consultation / email dated 19/08/2024 in respect of the above.

General

The proposed development is for an extension to an existing industrial unit at both the north east end (office space extension) and south west end (industrial space extension) of the unit.

Access

The development site is located on Coed Aben Road which is a classified road subject to a 40mph speed limit.

Any proposed / existing access in this location would be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Visibility from the existing / proposed access is adequate providing splays in excess of the above requirements.

The proposed access serving the development site is 7.1m wide incorporating 4.5m wide kerb radii. The access is gated at 11.4m behind the edge of carriageway and surfaced with hard bound materials.

No private surface water run-off shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the proposed access to intercept any such run-off.

Parking & Turning Provision

In terms of parking and turning provision at the site, the Local Highway Authority (LHA) comment as follows:-

The existing gross floor area of the industrial units is 510m^2. The proposed 3 storey office extension has a gross floor area of 164m^2 and the proposed industrial space extension comprises 225m^2 gfa. This equates to a total gross floor area of 899m^2.

Based on LPGN 16 Class B2 Use, the proposed overall industrial unit would require a maximum of 18 spaces. The submitted Site Plan (Drg. No. P156/005 Rev A) indicates the provision of 17 spaces. **Although the proposed number of spaces would be considered adequate, the applicant will need to submit a revised plan indicating 10% of these spaces being to mobility standard.**

If the application is supported, I would recommend that the proposed spaces are marked out with white lining materials.

Cycle Parking / Storage

The LHA recommend that a detailed plan is provided indicating the specific proposed cycle parking / storage provision which will need to comply with LPGN 16 / Active Travel Guidance.

In terms of turning provision, it is not clear as to what the maximum size/length of delivery vehicle (HGV) will be visiting the site. The LHA recommend that this information is provided along with suitable swept path plans indicating how such a vehicle will enter, park, turn within the site and exit in both directions when the car park is full.

Details of the frequency of delivery vehicles / HGVs likely to visit the site will be required.

If the above information is considered acceptable then this will need to be controlled by a suitable Service Delivery Management Plan (SDMP) which limits the size of HGV / vehicle permitted at the site and staggers such vehicles as required.

Waste Collection / Recycling

It is assumed that the waste collection / recycling is carried out by a private waste management company.

Conclusion

In conclusion, the LHA request further details as follows:-

- **A revised plan indicating an Aco drain or similar across the proposed access to intercept any such run-off.**

- **A revised plan indicating 10% of the proposed spaces being to mobility standard.**

- **A revised plan indicating the proposed spaces will be marked out with white lining materials.**

- **A suitably scaled plan indicating the details of the specific proposed cycle parking / storage provision which will need to comply with LPGN 16 / Active Travel Guidance.**

- **In terms of turning provision, it is not clear as to what the maximum size/length of delivery vehicle (HGV) will be visiting the site. The LHA recommend that this information is provided along with suitable swept path plans indicating how such a vehicle will enter, park, turn within the site and exit in both directions when the car park is full.**

- **Details of the frequency of delivery vehicles / HGVs likely to visit the site will be required.**

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

**The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.



On behalf of Chief Officer, Environment & Technical