MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/MZ/P/2024/1188 (Res 4)	**Your Ref:**	P/2024/1188
Date:	13/11/2024		

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 25/10/2024 in respect of the above.

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

- In lieu of the TRICS data not being directly comparable to the use the applicant has reviewed the current useage figures and has indicated that for the year to September 2024 1317 vehicles have been returned and 1467 vehicles have been delivered, 275 direct to the user. Therefore this corresponds to 11 vehicle movements per day based on longer term rentals.
- 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. The LPA may wish to consider conditioning this.
- 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, the applicant has stated that they are happy to accept a condition but have no submitted further information for review.
- 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. Should this be within a fenced area this would be acceptable.
- 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. As this is a retrospective application a survey of the current operation / parking accumulation should be undertaken by an independent body. No further detail has been provided in this regard and therefore clarification is requested.

- 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