MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sarah Hill
Our Ref:	ET/DC/MZ/P/2024/1188 (Res 5)	**Your Ref:**	P/2024/1188
Date:	23/12/2024		

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 27/11/2024 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 has been provided detailing that a storage site within the Wrexham Industrial Estate (LL13 9QS) has been secured but no details have been provided in regards to how this 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 covered cycle parking stands are shown 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 was requested 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 information provided includes a parking beat survey undertaken by an independent organisation which details that a survey was undertaken on Tuesday 19th November between the hours of 08:00 and 17:30 and indicated that the side compound held 26 vehicles at the start of the survey reducing to 20 in the afternoon before increasing to 23 by the end of the day, with the applicant confirming there were a total of 9 vehicles hired out/returned throughout the course of the day. Whilst the survey did show that six bays along the frontage of the unit did reach full capacity on a couple of instances throughout the day, the increased space that would be created within the sde compound would ensure that all associated parking could be contained within the site. The survey also demonstrated that there were just three vehicles recorded as being parked on-street adjacent to Days Rental which would also be accommodated for by the increased availability within the side compound once the surplus stock has been moved to the other compound.

- 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.

If the LPA is minded to grant the application, conditions would be advisable to ensure the provision of:

- Remote booking
- Service Management Plan
- Car Parking Management Strategy
- Cycle Parking details



on behalf of Chief Officer, Environment & Technical