MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2025/0245	**Your Ref:**	P/2025/0245
Date:	11/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD TIR O HEN IARD ADEILADU/ STORFA CARAFANNAU I IARD CYNWYSYDDION STORIO (DOSBARTH B8) / CHANGE OF USE OF LAND FROM FORMER BUILDERS YARD/CARAVAN STORAGE TO STORAGE CONTAINER YARD (CLASS B8)

LAND AT THE FORMER MINERA BUILDING SUPPLIES LTD, FIVE CROSSES INDUSTRIAL ESTATE, MINERA, WREXHAM, LL11 3RD

I refer to your consultation / email dated 24/03/2025 in respect of the above.

General

The proposed development comprises a retrospective planning application for the change of use of a former builders yard/caravan storage yard to a storage container yard, to accommodate individually privately let general storage units.

Access

The proposed development site is located on the A525 Ruthin Road which is a busy, classified road subject to a 30mph speed limit.

The application site is an area of land which forms a yard within an established industrial estate (Five Crosses Industrial Estate). Vehicular access is taken directly off the internal circulatory road within the estate. Immediate neighbours are CJC MOT Test Centre, Huws Gray Building Materials and the Village Bakery.

Based on speeds of 30mph, any proposed / existing access onto the A525 would require visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway. Visibility from the existing shared access (7m wide) onto the A525 is adequate providing splays in excess of the above requirements.

Layout

The submitted layout plan indicates 52 no. steel storage containers. There is adequate provision for access, parking and turning for typical vehicles considered likely to visit the site ie/ cars, transit vans. It is assumed that a suitable condition will be included in any consent which limits the number of containers permitted on the site.

Vehicle Movements

It is considered that the vehicle movements associated with the development will be relatively low and infrequent and will not have any significant impact on the adjoining highway.

The LHA therefore have no objections to the proposed development and recommend that any permission include the following condition:-

CONDITION

ZJ41 **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@



On behalf of Chief Officer, Environment & Technical