MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/IMZ/P/2025/0041	**Your Ref:**	P/2025/0041
Date:	27/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CODI SWYDDFA'R SAFLE, YSTAFELL STAFF A CHYFLEUSTERAU LLES / ERECTION OF SITE OFFICE, STAFF ROOM AND WELFARE FACILITIES

LOCATION: S & L AEROSPACE ENGINEERING LTD, COAL CONCENTRATION DEPOT, PARK ROAD, RHOSYMEDRE, WREXHAM, LL14 3YP

We refer to your consultation / email dated 23/01/2025 in respect of the above.

It is the LHA's understanding that the proposals are for the erection of a site office, staff room and welfare facilities. It is understood that the proposals are retrospective. Whilst it is unclear on the application form what the floorspace of the previous unit and the proposed units are, just 150 sq of B1 floorspace is detailed on the form which is likely to be office use associated with the existing use of the site. It is noted that the footprint of the existing unit and the proposed unit are almost identifical. On this basis the LHA would see the change as like for like and it is unlikely to generate any additional trips or parking demand.

No details have been provided in relation to existing and proposed car and cycle parking at the site, it is advised that long stay secure cycle parking and car parking should be provided for the site.

However on the basis of the like for like nature of the proposals there are no objections to the proposals on highways grounds.



on behalf of Chief Officer, Environment & Technical