

Ellie Jones

From: Jenni Perkins
Sent: 03 May 2024 10:19
To: planning_admin
Subject: FW: P/2023/663 Access at Ipsen
Attachments: Planning Site and Location Plan RevB.pdf

Hello

Please add the attached AND email below to civica a reconsult with highways.

Thank you,

Jenni

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Sent: 03 May 2024 10:16
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Cc: 'Tony PHILLIPS' <tony.phillips.ext@ipsen.com>
Subject: RE: P/2023/663 Access at Ipsen

Good Morning Jenni,

I've now had opportunity to amend the plans following information for the applicant and request from Highways.

Requirement for this proposed access point is due to lease expiry of Units 41-44, Abenbury Way. The access point for these units is used to access the rear of Ipsen, the slip road from 41-44 closed pp as documented on the site plan.

The new proposed access would be the only way to access valuable parking spaces to the rear of the site following re-development and finishing of lease agreement for the adjacent site.

Daily forecast for vehicles entering/exiting the proposed access point would be circa 40 cars and twice weekly waste collection service vehicles (HGV) and also this entrance will be the only access for emergency vehicles to the back of the site.

Installation of an automatic 'fast' open sliding gate to avoid queuing and also automated signs to inform people when the car park is full so nobody queues on the road and at which point cars will proceed to our overflow car off Ash Road North.

We cannot have open gates due to site security reasons.

All other alterations have been documented on the attached amended plan.

I trust Highways can now look at the proposal in a positive light, given the access is located on the industrial estate and is to serve a minor section of the wider development of the Ipsen site.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician

Tel: 01978 356500

Email: Dafydd@blueprintarchitectural.com

From: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Sent: Tuesday, March 5, 2024 8:59 AM
To: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: FW: P/2023/663 Access at Ipsen

Good morning Dafydd,

Please find attached the Highways response to the above application. I would be grateful if you could address the points raised and provide me with the requested detail.

Thank you and kind regards,

Jenni Perkins
Uwch Swyddog Cynllunio / Senior Planning Officer
Economi a Chynllunio / Economy and Planning
Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council



01978 298776
Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam, LL11 1AR
Wrexham County Borough Council, Lambpit Street, Wrexham, LL11 1AR
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