

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2024/0180 Res (2)	Your Ref:	P/2024/0180
Date:	07/08/2024		

TOWN AND COUNTRY PLANNING ACT 1990

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TRINITY HALL LLANGOLLEN ROAD ACREFAIR WREXHAM
Grid Ref: E 327587.11N 343001.42

I refer to your consultation / email dated 17/06/2024 in respect of the above.

At present there is insufficient information to be able to undertake a full assessment of the proposals from a highways perspective.

Can the applicant be requested to submit the following:-

- Suitably scaled plan indicating existing / proposed access arrangements at site entrance including access width, full extent of visibility splays, gate location, kerbing and surfacing details.
- Clarification on which building the existing Travel Agency Business is located with LPGN 16 Class Use / gross floor area details / consented parking provision.
- Clarification on which buildings were previously occupied by the former bedroom furniture business with individual floor areas and LPGN 16 class uses.
- Previous daily traffic generation details for the previous bedroom furniture business.
- Anticipated daily traffic generation for the existing Travel Agency business and proposed new offices.
- Details of maximum length of delivery vehicle likely to visit the site along with swept path details of such a vehicle entering, turning and exiting the site.
- Confirmation of how waste / recycling will be dealt with eg/ via a private waste contractor.

- Details of the size of refuse vehicle anticipated at the site including swept path details of such a vehicle entering, turning and exiting the site.
- The D & A Statement indicates a maximum of 17 staff being employed at the site. Does this include the 2 staff already employed by the Travel Agency business?
- Only 9 parking spaces are indicated for the proposed business plus existing Travel Agency business on the submitted layout plan. The proposed six spaces along the northern boundary of the site do not have a minimum 6m clearance behind each space for turning. This issue needs to be addressed on a revised layout plan.
- Justification for the proposed number of parking spaces if 17 (or 19) staff are proposed at the development site.
- Specific nature of the proposed businesses intended in the individual offices including details of why customers / clients will not be visiting the site.
- Details of proposed cycle storage and parking in accordance with LPGN 16 / Active Travel Guidance included on a revised layout plan.
(The applicant may wish to consult with our Active Travel Section on Tel: 01978 729667 for further advice).
- Details of proposed waste / recycling provision included on a revised layout plan.
(The applicant may wish to consult with our Waste / Recycling Section on Tel: 01978 729640 for further advice).

A handwritten signature in cursive script, appearing to read 'P. Palmer', is displayed on a light yellow rectangular background.

On behalf of Chief Officer, Environment & Technical