

November 2023

Highway Statement

Proposed Industrial Unit

Unit 5
Miners Park
Llay Industrial Estate
LL12 0PQ



Existing Site

The development site is located on an unadopted road known as Miners Park situated on the Llay Industrial Estate where similar buildings are already established.

The responsibility for the road or any issues around the road are not therefore the concern of Wrexham Councils highway department.

That said the applicant has made every effort to ensure that the development complies with normal highway standards.

The site is approached on a road of 7.3m width; a satisfactory standard for an industrial estate. There is a continuous 2.2m wide footway around the south and west boundary of the site.

The existing gated site access is 7.8m wide and provides more than adequate visibility in all directions for any vehicles using the site. There is a formalised drop kerb allowing safe access in to the site.

Given the width and location of the access there is more than adequate space for vehicles to enter and egress the site without causing any highway issue.

The site frontage has been used for storage of materials for a number years; evidence in the photograph below shows two temporary units have been placed there previously. The placing of the units has not caused any parking issues at the site.



A study of Crashmap reveals that there have been no reported accidents near the site in the past 10 years.

The site itself is therefore demonstrated to be inherently safe.

The existing building is approximately 250 sq.m. (Approx 200 sq.m B8 and 50 sq.m B1) for which LPGN 16 recommends a maximum of 4 parking spaces.

The size of the existing plot means that the site has never been used by HGVs.

Proposed Site

It is intended to construct a new unit just under 100 square metres in size. The application is for B1 B8 industrial use similar to the existing unit and to other units in the vicinity

The building will be positioned 2m away from the existing unit.
A roller shuttered access will provide access into the site for deliveries.

The entrance to the existing unit will remain in situ and that too is of ample size for deliveries.

There is adequate space within the development to provide 6 parking spaces and still allow room for small delivery vehicles to enter / exit the site in safe manner.

For a B1 B8 use LPGN 16 recommends a maximum of 3 spaces for the more intensive B1 use or just 1 space for the B8 use.

A figure of 2 spaces is a reasonable assumption given that the LPGN requirements are maximum recommendations – and should not be used as a minimum standard.

The existing unit 5 and the proposed extension equate in total to a 6 parking spaces – the parking layout is demonstrated on the submitted plan

There is therefore adequate parking on site for the proposed development.

The access will be off the existing Miners Road on an area of the road owned and controlled by the applicant, there are no restrictions and ample space in this area.

There will be ample space on site for parking and turning vehicles. The building will be built on level ground giving good pedestrian access, the building will be built with access suitable to all, with entrances and exits wide enough to allow quick escape should the need arise. There are wide pathways for pedestrians to access the site.

It is noted that a similar proposal was recently granted planning permission just 50m from this site. (P/2023/0357) Plot 4 Miners Park, Llay Industrial Estate

Traffic Generation:

The site is currently intended to serve as B1 B8 additional use alongside the existing unit. Traffic generated by the proposed development will be minimal which given the scale of the development in relation to other users on the same industrial park should not be considered a concern

It will continue to attract the occasional small delivery vehicle. At no point will any HGV need to access the site and the applicant is willing to accept a condition stating that no HGVs will access the site.

Provision for cycle racks in accordance with LPGN16 have been provided

There are bus stops available within 0.5m on Davy Way, and footpaths exist to cater for pedestrian traffic, and cycling in places.

Conclusion:

The proposed unit is of such a small scale that additional traffic generation will be minimal.

Access to the site has been demonstrated to be safe over a number of years.

The site has good pedestrian, cycle and public transport links and is located on a large established Industrial Estate.

Adequate parking for both the existing and proposed units has been demonstrated on the submitted plans.

No HGVs will be permitted to enter the site

There should be no justifiable reason to object to the proposal.

APPENDIX A

CRASHMAP – MINERS PARK. LLAY INDUSTRIAL ESTATE



