

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2023/0745 Res(2)	Your Ref:	P/2023/0745
Date:	05/04/2024		

TOWN AND COUNTRY PLANNING ACT 1990

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UNIT 7 AND 9 QUEENSWAY INDUSTRIAL ESTATE WREXHAM

Grid Ref: E 334920.3 N 349628.8

I refer to your consultation dated 07/11/2023 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:

- Clarification over the proposed floorspaces to be assigned to the proposed A1 and B8 uses.
- Further detail in relation to cycle parking to accord with the minimum cycle parking standards set out in LPGN 16. There should be the provision of long stay secure cycle parking for staff and short stay parking for visitors.

It would also be beneficial for the developer to provide the following, although it is considered that these could be secured by condition should the Council be minded to grant the application:

- A scheme of appropriate lining and signing to enforce the proposed one way entry and exit for customers and staff at the site.
- A revised drawing to detail the removal of the southerly access and the construction of a full height footway across this access.
- The provision of a service delivery management plan to ensure HGV deliveries will be staggered throughout the day and will not lead to parking or standing of vehicles on the highway.
- The provision of a construction management plan



Chief Officer, Environment & Technical