

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Gwyn Humphreys
Our Ref:	ET/DC/MM/P/2023/0082	Your Ref:	P/2023/0082
Date:	19th June 2023		

Builders Yard, Rivulet Road, Wrexham LL13 8DY

Alterations to existing builders offices and yard to create separate offices and storage units

Further to your email / consultation dated 03/03/2023 in respect of the above, please see comments as follows:-

The proposal is to alter an existing builder's yard occupied by Wrexham Building and Joinery Ltd, creating additional offices, storage units, and car parking.

Trip Generation

The existing office in the yard comprises of one large office space with multiple compartments which are all linked. It is understood that Wrexham Building and Joinery Ltd are aiming to reduce their office size, allowing their business costs to be reduced. It is the intention that the additional units will be used by other businesses, providing an income to the company.

The existing outbuildings within the yard have been left unmaintained for a number of years and are in poor condition therefore, it is proposed to demolish these to provide additional parking on site.

Since it is not known how many additional vehicle trips would be generated by the new businesses, it is requested the applicant provides information regarding the Gross Floor Area (GFA) of each office space that is proposed to be sub-let. Confirmation regarding the number of employees on site associated with Wrexham Building and Joinery Ltd is also required. This information is required for WCBC to understand whether the site can accommodate the additional parking demand associated with all business units internally.

Car parking provision

The existing site does not feature formal car parking spaces but is judged to accommodate at least four vehicles. It is proposed 12 parking spaces will be provided as presented in the Planning and Site Location drawing (Ref: N041/009). Details of all Gross Floor Areas (GFA) of future land uses should be provided to enable assessment of the proposals against Wrexham County Borough Council Parking Guidelines (LPG16).

The applicant should clarify how many car parking spaces will be allocated per unit, including Wrexham Building and Joinery Ltd. The applicant is required to also demonstrate that there is sufficient turning space within the yard for vehicles to maneuver safely, allowing them to enter and exit safely in a forward gear.

Details of any proposed cycle parking have not been supplied. Cycle parking should also be provided in line with LPG16.

Conclusion

Further information is requested for the applicant for approval:

- Confirmation of the GFA of each unit (including unit to be used by Wrexham Building and Joinery Ltd), to understand parking demand on site;
- Details of car parking allocation;
- A suitable place showing vehicle turning provision; and
- Details of cycle parking.

A handwritten signature in black ink, appearing to be 'R. H.', is positioned above the title of the Chief Officer.

Chief Officer, Environment & Technical