

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/P/2023/0440	Your Ref:	P/2023/0440
Date:	20 th October 2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O GYMUSG B1 A B8 (MASNACHOL/DIWYDIANNOL) I DDOSBARTH B1 (SWYDDFA) / CHANGE OF USE FROM MIXED B1 AND B8 (COMMERCIAL/INDUSTRIAL) TO CLASS B1 (OFFICE)

UNITS 4 TO 6 THE SIDINGS RHOSDDU INDUSTRIAL ESTATE OLD RHOSROBIN WREXHAM Grid Ref: E 332893.36 N 352496.21

I refer to your consultation / email dated 31/07/2023 in respect of the above.

With reference to the above consultation we advise as follows:- LPGN16e stipulate 1 car space per space 30m² gross floor space. The gross floor area is 589m², requiring 19-20 car parking spaces and 2 no cycle spaces. Can the applicant provide a marked up plan showing how these requirements can be achieved and where a turning head is provided for an 11.5m long bin wagon or similar to turn to ensure vehicles can enter and exit the site in a forward gear. Alternatively, can the applicant provide confirmation that refuse collection will be arranged privately without leaving any refuse on the public highway for collection?

Visibility splays are acceptable for this road, estimated at just over 40m to the north, and considerably greater to the south.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Chief Officer, Environment & Technical