

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning and Economy
Our Ref:	ET/DC/MM/P/2022/0306	FAO:	
Date:	21 November 2023	Your Ref:	P/2022/0306

Site Of Wynnstay Technology Park, Llangollen Road, Ruabon, Wrexham Erection of 6 no. industrial units (Class B1)

Further to your email dated 12/10/2023, I comment as follows: -

This application is for the erection of 6 no. office units (Class B1).

It has been confirmed via the Planning Officer that the gross internal floorspace will be 768m², each unit having a floor area of 128m². It is estimated that there will be a total of 12 employees across the 6 units. Based on the Gross Floor Area (GFA) estimated, a Transport Assessment is not required. A Transport Statement would usually be provided to demonstrate how staff will be travelling to and from the proposed development and provide details on parking arrangements and access. This has not been provided and the current Design and Access Statement does not relate to the planning application for office units.

The proposed development will be accessed from an unadopted access road off of Wynnstay Lane. Two new vehicle accesses from this unadopted access road will be created as part of the proposed development. The dimensions of the proposed site accesses have not been provided. In accordance with TAN18, a site access should be a minimum of 5.5m wide. The location of the proposed site accesses should not impact on existing street lighting. The applicant is required to provide dimensions of the proposed access points to ensure vehicles can maneuver safely. The applicant is also required to indicate on the plan the location of the current street lighting columns in relation to the proposed site accesses.

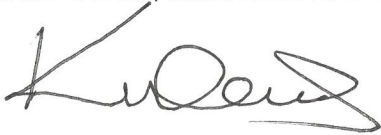
Although the site plan submitted lacks in detail, it appears that approximately 36 car parking spaces will be provided. This is more than the parking level subscribed in WCBC's (maximum) parking standards. The parking standards state that for B1 Business and Industry, a maximum of 1 car space per 30m² gross floor space can be provided. The plans do not indicate how many of the parking spaces will be accessibility spaces and there is also no indication of any cycle parking provision. The applicant is required to revise the parking layout and number of spaces and also provide dimensions of the parking bays to ensure vehicles can maneuver safely. The applicant is required to provide cycle parking provision and update plans accordingly.

Conclusion

The applicant is required to provide the following for review:

- a design plan with dimensions of the proposed access points and location of street lighting; and;
- provide a revised parking plan in line with WCBC's parking standards for vehicles and cycles, with dimensions of the car parking spaces to ensure vehicles can maneuver safely.

Chief Officer, Environment & Technical

A handwritten signature in black ink, appearing to read 'K. O' or similar, with a stylized flourish at the end.