

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Gwyn Humphreys
Our Ref:	ET/DC/MMP/2023/0113	Your Ref:	P/2023/0113
Date:	13 July 2023		

Land at Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT Modular two storey office building

Further to your email / consultation dated 26/05/2023 in respect of the above, please see comments as follows:-

The applicant has provided additional information in response to WCBC comments dated 16/05/2023. The following documents have been reviewed by WCBC and form the basis of this response:

- Site Plan '2261-ITO-LMA-XX-XX-DR-A-7010 P7'
- PLN Additional information received – web – Email from Agent – Response to Highways Comments. Chris Rhodes email 26 May 2023.

Confirmation whether there will be an increase in staff numbers associated with the proposed building;

The applicant has indicated there will be no increase in staff numbers associated with Ipsen operations as a result of the proposed development. This is accepted.

Fulfilment of the Section 38/278 planning conditions in relation to planning application P/2017/0919

WCBC highways confirm the S278 works have been completed but noted defects and snagging issues on inspection of the works.

It is recommended that the applicant addresses these issues prior to submitting the planning application for the Ipsen New Drug Product (NDP) application to the south of this plot. Any highway safety matters will have an impact on the approval of the NDP planning application. This is currently at pre-app stage under PRE/2023/2227.

Parking survey of the existing parking demand for IBL;

The previously submitted plans would have resulted in the loss of 12 parking spaces within the temporary car park east of Ash Road North to accommodate the building footprint and an earth bund. A parking survey was previously requested by WCBC in order to quantify existing parking demand to justify this reduction.

The applicant has submitted a revised site plan (Ref: 2261-ITO-LMA-XX-XX-DR-A-7010-P7). It is proposed to re-provide the 12 spaces to the south west of the building. A total of 35 spaces within the temporary car park would be allocated for the development. This is accepted.

The applicant will provide suitable parking plans as part of the NDP application which clearly show the phased delivery of parking during the construction and operation of the development. This should include reference to any temporary parking that will be lost to ensure there is no shortfall in provision.

Vehicle tracking / swept path of the largest vehicle gaining access to the temporary building and turning within the site;

The applicant has clarified the largest vehicles to access the delivery bay will be vans carrying office suppliers, and that no HGVs will access the development. Site plan 2261-ITO-LMA-XX-XX-DR-A-7010-P7 indicates the delivery bay will be 3m in width and 12m in length with flares either side for forward entry and exit. This is considered suitable for a standard van using the bay of 6m in length such as a Ford Transit.

Construction Traffic Management Plan

The applicant has indicated they accept a pre-commencement condition to provide a CTMP. This is accepted. Within the CTMP the applicant will also provide details of car parking management during construction to ensure there is sufficient parking on-site for both Ipsen staff and construction requirements.

Conclusion

WCBC highways offer no objection to the above application subject to the CTMP being approved.

The following should be included as a pre-commencement condition:

- A Construction Traffic Management Plan.



Chief Officer, Environment & Technical