

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2023/0400	Your Ref:	P/2023/0400
Date:	9 October 2023		

TOWN AND COUNTRY PLANNING ACT 1990

**ADEILADU 3 UNED DDIWYDIANNOL GAN GYNNWYS PARCIO AR Y SAFLE A
CHAEI GWARED A THANC TANDDAEAROL NA DDEFNYDDIR / ERECTION OF
3 NO LIGHT INDUSTRIAL UNITS INCLUDING SITE PARKING AND REMOVAL OF
DISUSED UNDERGROUND TANK**

**LAND ADJACENT TO LVW WAREHOUSE RHOSDDU INDUSTRIAL ESTATE OLD
RHOSROBIN WREXHAM**
Grid Ref: E 332885.8 N 352647.86

I refer to your consultation / email dated 21/07/2023 in respect of the above.

This application benefits from an existing entrance that from a size and location perspective, which is adequate for its current use.

Also, can the applicant please amend their proposals regarding parking to comply with LPG16 e attached.

Currently we would be expecting calculations for B1 – Business and Light Industry use to be 1 car space per 30 m2 gross floor space (the Design and Access Statement provided only refers to 2 spaces minimum per 93 m2).

Can the applicant also provide and demonstrate on site turning for any HGVs anticipated. If only rigid HGV's are expected, then the permission would need to be restricted to avoid articulated wagons. We would like to see swept path analysis for whichever maximum vehicle is permitted but not less than an 11.5 m refuse wagon.

Adequate on site turning is required to ensure all vehicles can enter and leave the site in a forward gear.

Some improvements to the entrance tarmac and radius kerbs will be required.

Given the location of this site, a Construction Traffic Management Plan would be required for us to support the proposal, in addition to the aforementioned items.

We also request the applicant co-ordinates with Active Travel – gwen.thomas@wrexham.gov.uk and refuse – gabrielle.povey@wrexham.gov.uk.

We note that whilst there is a lack of anticipated additional traffic flow for this development, it is unlikely to exceed 5% of the Rhosrobin Business Park, thus not reaching trigger levels for Traffic Assessments for the T junction onto the Llay New Road.

Finally we note that there has only been 1 slight accident recorded in this location on crash map

Supplementary Notes

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

A handwritten signature in dark ink, appearing to read 'R. W. J.', is positioned above the title. The signature is fluid and cursive.

Chief Officer, Environment & Technical