

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Gwyn Humphreys
Our Ref:	ET/DC/MM/P/2023/0276	Your Ref:	P/2023/0276
Date:	26 July 2023		

Land Adjacent to Meritor Fitness Club, Rackery Lane, Llay Erection of Light Industrial / Storage Building

Further to your email / consultation dated 16/05/2023 in respect of the above, I comment as follows:-

The proposal is for the erection of a light industrial / storage building at land adjacent to Meritor Fitness Club, Rackery Lane, Llay.

Site Access and Layout

The site is located on B5373 Rackery Lane which is subject to a 40mph speed limit near the location of the proposed development. It is not clear from the information provided how the light industrial/storage building and associated car park would be accessed (internally or externally).

It is not clear what types of vehicle would access the site and it is therefore not possible to make an assessment on vehicles associated with the proposal, manoeuvring on site. Swept paths are requested for the largest vehicle likely to use the site. This should include accessing the site and exiting the site in a forward gear and manoeuvring (i.e. turning around).

Further information is required regarding site access and layout.

Traffic Generation

The applicant has not provided any information regarding traffic generation.

It is noted from the application form that the applicant states that there would be no "new" staff associated with this proposal however there appears to be parking provision (discussed below) shown on the Proposed Site Plan (drawing no. A101).

There is no information regarding deliveries/collections which would be expected at this type of development.

The applicant must provide further detail regarding proposed traffic generation. This should include clarification on staff numbers and number, type and frequency of delivery/servicing vehicles serving the facility.

Parking

The information provided suggests that the car park will comprise thirteen spaces. It is unclear whether the proposal will result in a loss of car parking for the existing site, or if the thirteen parking spaces are "new".

The applicant should refer to Wrexham County Borough Council's (WCBC) LPGN16 – Parking Standards and clarify that the proposal aligns with the relevant parking standard (for parking and cycle parking).

The applicant should clarify parking arrangements and confirm that their proposal aligns with LPGN16.

Conclusion

Further information/detail is required to assess this application. This includes:

- Clarification on site access and layout including access arrangements, which vehicles would likely access the facility and swept path plans.
- Clarification on staff numbers associated with the facility.
- Clarification on deliveries (type of vehicle, number of vehicles and frequency).
- Clarification on parking spaces (new or replacing existing).
- Confirmation that the proposal aligns with maximum parking allocation for this building type (Refer to LPGN16).



Chief Officer, Environment & Technical