

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0034	FAO:	Rhian Chitty
Date:	27 July 2023	Your Ref:	P/2023/0034

**Land at Unit 108, Abbey Road South, Wrexham Industrial Estate
Discharge of Conditions 3 (Contamination), 6 and 7 (Ecology) and 11 (Highways) of planning permission P/2020/0099**

Further to your consultation dated 15/02/2023 in respect of the above, I comment as follows:-

The application is for the discharge of Conditions 3 (Contamination), 6 and 7 (Ecology) and 11 (Highways) of planning permission P/2020/0099 (erection of new industrial building).

Condition 11 states that: No part of the development shall commence until a Service and Delivery Management Plan (SDMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall be used in strict accordance with the details as are approved.

The Highways response to planning application P/2020/0099 stated that, *"The previously submitted layout plan (Drg. No. ARD-TACP-PS-00-DR-A-703) indicated the swept path details of a 6m long van. I assume that this will be the maximum size / length of vehicle likely to visit the site. A suitable condition requiring a Service and Delivery Management Plan (SDMP) could limit the maximum size of delivery vehicle visiting the existing / proposed site, and that: It would be considered beneficial to request a suitable Service and Delivery Management Plan to ensure that the use of the site does not result in vehicles parking on the adjoining highway exacerbating the existing on-street parking problem in this area and vehicles greater in length than 6m visiting the site without adequate turning provision."*

The SDMP shows swept path analysis for 3No vehicle types (ranging between 7.0m and 7.4m; see Section 3.3.7 in the SDMP for details). The swept path analysis drawings within the SDMP (Extract 3.1 to 3.3) show these three vehicle types manoeuvring within the site and the drawings demonstrate that these vehicles can enter and leave the site without having to reverse onto the adjacent highway, as well as not crossing onto parking spaces.

Whilst these vehicle sizes are longer than the 6m referred to previously by Highways, the drawings contained within the SDMP (Extract 3.1 to 3.3) do demonstrate that these larger vehicles can manoeuvre within the site. However, the applicant has not demonstrated that vehicles can turn into and out of the site onto Abbey Road South. The applicant should therefore demonstrate that these manoeuvres can be undertaken safely within the access junction.

In addition, Section 4.3.1 within the SDMP does state that, *"only service and delivery vehicles may park within the hatched areas fronting on to each unit. The length of time that any service vehicle is within the hatched area should be kept to a minimum"*. However, the SDMP does not include any

swept path analysis confirming if service and delivery vehicles can manoeuvre safely into and out of these hatched areas. The applicant needs to demonstrate that for each of the three hatched areas that service and delivery vehicles can manoeuvre safely.

Section 4.5 in the SDMP states that there will be occasions when larger (longer than 7.5m in length) vehicles will access the site ('exceptional vehicles' such as rigid HGVs and skip wagons). Whilst the applicant has stated that these 'exceptional vehicle' movements will be recorded and that WCBC will be informed, the applicant needs to demonstrate that these vehicles can access the site. This includes:

- Demonstrating that vehicles associated with the servicing of the site can enter and exit the site in a forward gear, and that they can safely turn into and out of the site for all directions.
- Demonstrate that these larger vehicles can manoeuvre within the site.
- No vehicles are to reverse out of the site.
- Clarify whether parking spaces will have to be utilised to enable larger vehicles to safely manoeuvre within the site (coordination with the other units within the site will be required so that these parking spaces can be temporarily suspended to allow a large vehicle to turn safely within the site). If this is required, then the SDMP should be updated to include a plan of how this will be arranged.

Conclusion

The SDMP submitted by the applicant does not satisfactorily meet the requirements of Condition 11 as further information is required. A summary of this information is as follows:

- The swept paths demonstrate that vehicles up to 7.5m in length can manoeuvre within the site. However, the applicant needs to demonstrate that these vehicles can manoeuvre safely at the site access junction with Abbey Road South.
- The applicant should demonstrate that servicing vehicles can safely access the three hatched areas that are designated for servicing vehicles only.
- The applicant should demonstrate that vehicles longer than 7.5m in length can access the site safely.



Chief Officer, Environment & Technical