

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sarah Hill
Our Ref:	ET/DC/PP/P/2022/1071	Your Ref:	P/2022/1071
Date:	01/02/2023		

TOWN AND COUNTRY PLANNING ACT 1990

GOSOD DWY UNED MODIWLAR / SITING OF TWO STOREY MODULAR UNITS HYDRO ALUMINIUM DEESIDE LTD BRIDGE ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM

Grid Ref: E 337601.11 N 349283

I refer to your consultation / email dated 23/01/2023 in respect of the above.

The proposed development site is located on Bridge Road which is a classified road subject to a 30mph speed limit. Any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The site appears to have 2 access points located along Bridge Road. I assume access to the proposed modular units will be via the existing main access to the north.

Main Access

The main access serving the site is approximately 7.3m wide with 9m kerb radii. The access is hard paved with gates / barrier setback approximately 20m behind the adjoining carriageway.

Visibility from this access is adequate providing splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

Parking & Turning Provision

The main staff car park would appear to be located on the right hand side just inside the main access accommodating in excess of 30 parking spaces. I understand that no additional staff are being employed as a result of the proposed development.

I understand that the proposed floor area will comprise a ground floor (156m² gfa) to be used as an open plan office and a first floor (156m² gfa) with male / female shower, toilets & changing rooms. I understand that the proposed first floor facilities will come under ancillary use (therefore not attracting additional parking demand / provision) and are an upgrade on existing facilities at the site for existing staff.

I understand that the ground floor will be used as potential office space for existing staff. Based on LPGN 16 requirements, Class B1 Use would require a maximum of 1 car space per 30m² gfa. This would equate to the maximum requirement of 5 spaces. **As no additional staff are proposed, I would recommend that a suitable condition is included which shall not be for the benefit of the land but shall operate for the benefit of Hydro Aluminium, whilst they operate and occupy the site.**

I would therefore have no objections to the proposed development on highway grounds.

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 black ink, appearing to be 'R. Khan' or similar, written in a cursive style.

Chief Officer, Environment & Technical