

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sarah Hill
Our Ref:	ET/DC/MM/P/2022/0979	Your Ref:	P/2022/0979
Date:	06 th January 2023		

**Brother Industries Vauxhall Industrial Estate Ruabon Wrexham
Erection of storage and distribution warehouse (Class B8)**

Further to your email / consultation dated 29/11/2022 I comment as follows:-

This application is for the erection of storage and distribution warehouse (Class B8).

The development is accessed off Ruabon Road. The whole of Ruabon Road has a 30mph speed limit.

The addition of the warehouse is not expected to require the employment of additional staff.

With no additional staff expected as part of this proposed extension, any expected increase in vehicle movements associated with the site would be modest.

There is no change to the site access junction. The proposal will not result in a change in the number of car parking spaces.

Conclusion

The proposal makes no changes to the site access and is not expected to generate significant extra vehicle movements.

There is no highways reason why planning permission should not be granted.



Chief Officer, Environment & Technical