

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sarah Hill
Our Ref:	ET/DC/MM/P/2023/0115	Your Ref:	P/2023/0115
Date:	12 th April 2023		

**Create 7, Miners Road, Llay Industrial Estate, Llay, Wrexham, LL12 0PJ
Erection of storage and distribution warehouse (Class B8)**

Further to your email / consultation dated 21/03/2023 I comment as follows:-

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

The development is accessed off Miners Road. Miners Road is subject to a 30mph speed limit.

The application form indicates the addition of the warehouse is expected to require the employment of two additional staff.

With an increase of two 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