

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	
Our Ref:	ET/DC/MM/P/2022/0306	Your Ref:	P/2022/0306
Date:	19 th January 2023		

Site Of Wynnstay Technology Park, Llangollen Road, Ruabon, Wrexham Erection of 6 no. industrial units (Class B1)

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

This application is for the erection of 6 no. office units (Class B1). It is noted that the planning application was originally for Class B2 (general industrial use) however, an email uploaded to the planning portal (titled 'P 2022 0306 Amended') on 07 April 2022 states the class use has been amended to B1, Office. The Design and Access statement provided as part of the planning application provides details of the proposed site in relation to Class B2 use. The Design and Access should be updated to reflect the change in use, with reference to the number of staff the units are likely to serve and the overall gross floor area of the development.

The proposed development will be accessed from an unadopted access road off of Wynnstay Lane. Two new vehicle accesses from this unadopted access road will be created as part of the proposed development. The dimensions of the proposed site accesses have not been provided. In accordance with TAN18, a site access should be a minimum of 5.5m wide. The location of the proposed site accesses should not impact on existing street lighting.

Proposed parking should be appropriate for the proposed B1 usage and should be in line with WCBC's (maximum) parking standards.

It is noted that sustainable travel options are available to staff, with a bus stop being within 300m from the site.

Conclusion

Clarification with regards to staff numbers and gross floor area is required in order for Highways to approve the planning application for this site.

Chief Officer, Environment & Technical