

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/MM/P/2023/0008	Your Ref:	P/2023/0008
Date:	8 th March 2023		

**The Cooperative, Well Street, Cefn Mawr, Wrexham
Change of Use of Building from Class A1 (Retail) to Class B1 (Business) and B8 (Storage & Distribution)**

Further to your email / consultation dated 31/01/2023 in respect of the above, I comment as follows:-

The application submitted is for change of use of a building from Class A1 (Retail) to Class B1 (Business) and B8 (Storage & Distribution).

Design and Access Statement

The Design and Access Statement has been reviewed however it is noted that the information provided in the Design and Access Statement and associated drawings is limited.

The applicant should provide a Transport Statement (TS) with the information/further information on the following.

Site Access and Layout

The proposal uses the existing vehicular access from Well Street. Further information should be provided to show any improvements proposed for the existing site access.

Swept path analysis should be provided for the access junction and site manoeuvres, using the largest vehicle that is expected to access the site.

Visibility splays should also be provided and should comply with TAN18.

Traffic Generation

Although it is stated that trip generation is likely to be less than the Co-op which previously occupied the site, no information is provided regarding potential trip generation or distribution. This information is required in the TS.

Information regarding deliveries (LGVs and HGVs) should also be provided in the TS.

Parking

It is stated that the development will use existing parking provision although these numbers (total parking spaces, disabled, cycle spaces) have not been provided.

Wrexham County Borough Council's (WCBC's) parking standards state that for B1, 1 car space per 30sqm gross floor space is required as well as 1 cycle space per 300sqm gross floor space is required.

For B8, 1 car space per 100sqm gross floor space is required as well as 1 cycle space per 1000sqm gross floor space is required.

The TS should review and discuss the developments parking requirements.

Pedestrian Access

It is noted that there are footsteps accessing the site from the north-west corner on Well Street and there is also pedestrian access adjacent to the main vehicular access.

More information should be required regarding pedestrian access including any proposed improvements. For example, dropped kerbs over the main vehicular access to aide pedestrians crossing over the access.

Access by Public Transport

The TS should include a review of access by public transport.

Collision Review/Road Safety

The TS should include a review of any Personal Injury Collisions over the last five years in the vicinity of the site.

Conclusion

Further information is required to review this application. A Transport Statement should be provided and should include the above.



Chief Officer, Environment & Technical