

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0823	Your Ref:	AB/P/2022/0823 Res(1)
Date:	10/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD UNEDAU 2-6 O DDOSBARTH B1 (DIWYDIANT YSGAFN) I DDOSBARTH B8 (STORFA A DDOSBARTHU) A DARPARU COWNTER MASNACH / CHANGE OF USE OF UNITS 2-6 FROM CLASS B1 (LIGHT INDUSTRIAL) TO CLASS B8 (WAREHOUSE AND DISTRIBUTION) AND PROVISION OF TRADE COUNTER

UNITS 2 TO 6 CLYWEDOG ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM

Grid Ref: E 337365.12 N 349830.21

I refer to your consultation / email dated 04/10/2022 in respect of the above.

The development site was previously approved under planning ref: P/2018/1086. The proposed units 2 – 6 (Class B8 Use – Total 897m² gfa)) would normally require a maximum of 9 spaces in accordance with LPGN 16. The submitted layout plan appears to indicate in excess of 9 spaces for units 2 -6 which is considered acceptable.

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.



Chief Officer, Environment & Technical