

21077-C4P-XX-XX-RP-A-8004_P2 FINAL

**Redevelopment of former Village Bakery Site
Coed Aben Road
Wrexham Industrial Estate
Wrexham**

Staffing Transfer

1. Former Village Bakery Manufacturing Facility:

Dept.:	Staffing Nos.:	Relocated to:
Stores	5	Spread across group
Hygiene	7	Spread across group
HQ Office/Admin.	75	To Coedpoeth (A.), Ash Rd. S. HQ (F.) & Gluten Free (G.)
Engineers	18	Spread equally across group
Products	11	To Bagels (B.)
Production	26	To Unit 7 Crumpets (E.)
Production	21	To Coedpoeth (A.)
Production (Scones)	73	To Coedpoeth (A.), Unit 7 (E.) & GF (G.)
Total	236	

2. Total Employees

Group count	485
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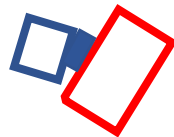
Ruthin Rd. Site - Coedpoeth



Coed Aben Rd. and Ash Rd. S. Sites - Wrexham Ind. Est.



A.
Coedpoeth
(Occupied 1991)



B.
Bagels
(2007)
C.
Site of fire
(Office Extn 2015)
(Link 2012)
(Last occupied
19 August 2019)



D.
Pancakes
(2015)



E.
Unit 7
(Jan 20)



F.
Ash Rd. S. HQ
(Jan 2021)



G.
Gluten Free
(Dec 18)

In Summary:

Following the fire, the staff were relocated from the former bakery building (C.) to the different facilities within the business (as illustrated above). Had this building not burnt down the unit would have been available to let out or sell on a speculative basis.

A speculative build with much less office content will provide much lower occupancy and therefore less discharge rate, demonstrating that there will be a net decrease in foul water discharge.