

# MEMORANDUM



---

|                 |                                        |                  |                                     |
|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO:</b>      | Sharon Holman                       |
| <b>Our Ref:</b> | ET/DC/MM/P/2022/0092                   | <b>Your Ref:</b> | P/2022/0092                         |
| <b>Date:</b>    | 10 <sup>th</sup> May 2022              |                  |                                     |

---

**Extension to industrial unit**  
**Proserve, Ash Road North, Wrexham Industrial Estate, Wrexham LL13 9JT**

Further to your email / consultation dated 07/02/2022 I comment as follows:-

The application is for an expansion of the existing industrial unit to include additional warehouse and office space. The extension is not expected to require the employment of additional staff.

With no additional 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 proposed highway layout is appropriate. The proposal includes increasing the car parking provision to 53 spaces, which is within the maximum allowed by the WCBC Parking Standards. This is appropriate as there is some evidence of overspill parking on the existing greased areas.

The plan includes an extension to the footway to the north of the site entrance and an appropriate pedestrian crossing across the site entrance.

## **Conclusion**

The proposal makes no changes to the site access and is not expected to generate significant extra vehicle movements. I welcome the provision of a pedestrian crossing point at the site access.

There is no highways reason why planning permission should not be granted.

Chief Officer, Environment & Technical