

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Simon Greenland
Our Ref:	ET/DC/MM/P/2021/1189	Your Ref:	P/2021/1189
Date:	15 th March 2022		

**Village Bakery Ltd, Coed Aben Road, Wrexham Industrial Estate, Wrexham, LL13 9UH
Erection of industrial unit (Class B2)**

Further to your email / consultation dated 10/03/2022 in respect of the above, I comment as follows:-

A revised site plan has been received for the above development. I confirm that this does not alter the highways advice previously provided.

Conclusion

As previously advised, traffic generated by the development is not expected to have a significant impact on the highway network. An appropriate level of parking is provided and sustainable travel options are available.

Use of the existing access junction is appropriate, providing that larger vehicles approach and leave the site from/to the west, as appears to be the case. It would be useful to formalise this within a condition.



Chief Officer, Environment & Technical