

21077-C4P-XX-XX-RP-A-8003_P1 DRAFT

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

Staffing Levels Comparison

1. Former Village Bakery Manufacturing Facility:

24 hours-a-day/7 days-a-week operation

Former use, peak occupancy figures = 250 staff

(via Village Bakeries)

2. Proposed Development:

Warehouse	=	2384.25m ²
Office	=	302.9
Mtg Room	=	21.29
Offices Sub Total	=	324.19

2.1 Proposed Occupancy Rates by Floor Area

From BCO:

Office @ 10m²/pers = 33 people

From HCA Employment Densities Guide:

B2 Usage @ 36m²/pers = 67 people

B8 Usage @ 70m²/pers = 34 people

From BRegs:

Storage & Warehousing @30m²/pers = 80 people

Therefore; worst case scenario for the proposals, total occupancy = 33 people + 80 people

Proposed use = 113 operatives/staff, illustrating a reduction of 55% from the pre-existing use.