

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1138 **Your Ref:** JK/P/2021/1138
Date: 5th January 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 381 494 Redwither Works, Redwither Road, Wrexham Industrial Estate, Wrexham.

Development: Single storey warehouse canopy and ancillary car parking spaces.

I refer to your consultation / email dated 20/12/2021 including revised layout plan (Drg. No. 05-RWLPW) in respect of the above.

Parking and Turning Provision

The proposed development will need to provide adequate parking and turning provision within the curtilage of the site. Parking provision will need to comply with LPGN 16 requirements. Adequate turning facilities must be provided / maintained to accommodate the turning movements of the largest vehicle / HGV likely to visit the site.

The site would appear to comprise offices 170m² gfa (assumed Class B1 Use), main warehouse 300m² gfa (Class B8 Use) and proposed canopy 250m² gfa (assumed Class B8 Use). Based on LPGN 16 requirements, the overall site would require a maximum of 12 spaces. The proposed 12 no. parking spaces indicated on the submitted layout plan are considered acceptable. Any existing / proposed spaces would benefit from being marked out with white lining materials.

In terms of turning provision, I comment as follows:-

The submitted layout plan indicates the turning movements of a 10m long rigid HGV. Providing this is the maximum size of vehicle that visits the site, the proposed turning area would be considered adequate. **It may be considered appropriate to include a condition for a Service Delivery Management Plan** which limits the size of delivery vehicle permitted on site and staggers any deliveries.

Public Footpath

Public Footpath No.19 - Abenbury passes through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced, white lined and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD SERVICE AND DELIVERY MANAGEMENT PLAN

026R No development shall take place until a Service and Delivery Management Plan (SDMP) to include (but not limited to) the details of frequency of deliveries, type of delivery vehicles to be used, management of car parking to facilitate delivery vehicles has been submitted to and approved in writing by the local planning authority. The SDMP as agreed shall be implemented in accordance with the approved details.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

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