

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: 8th December 2021

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 24/11/2021 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.

It would appear that there are 2 existing businesses located at the site ie/ Lyan Packaging & Eden Construction. It is not clear as to what existing parking & turning facilities these businesses currently provide or the existing gross floor areas of each business. **I would recommend that this detail is provided including plans of existing provision.**

It is not clear from the submitted plans as to the number of existing parking spaces provided at the rear of the building, what spaces are affected by the proposed canopy / storage unit and how many additional spaces will be provided if the application is supported. **I would recommend that this detail is provided including plans of existing / proposed parking provision and HGV turning provision.** Any existing / proposed spaces would benefit from being marked out with white lining materials.

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 await the requested information.

Supplementary Notes

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

Note to Applicant:

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.

A handwritten signature in black ink, appearing to be 'R. Hanratty', written in a cursive style.

Chief Officer, Environment & Technical