

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0245 **Your Ref:** SEH/P/2018/0245
Date: 10th April 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 414 400 Land at Penley Hall Industrial Estate, Wrexham.

Development: Erection of industrial unit to provide 2 no. areas for storage, 2 no. areas as workshops and 2 no. areas for office accommodation together with associated parking areas.

I refer to your consultation dated 04/04/2018 in respect of the above.

Although Penley Industrial Estate appears to have limited highway provision in terms of appropriate carriageway widths, footways, street lighting and formal parking provision, the estate is privately owned / managed and the proposed development is unlikely to have any detrimental impact on the adjoining highway ie/ A539.

Based on LPGN 16 requirements, the proposed development would require the following parking provision:-

Class Use	GFA - m ²	Requirement (max)	Max Req'd	Spaces Provided
B1 Business	192	1 per 30m ²	6	
B2 General Industry	188	1 per 50m ²	4	
B8 Storage	449	1 per 100m ²	4	
Total			14	21

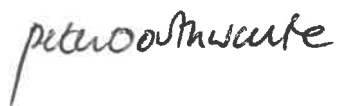
Based on LPGN 16 requirements, the proposed level of parking provision is considered adequate.

The submitted layout plan appears to indicate a HGV loading area at the northern end of the site. This area would appear capable of accommodating around 4-5 medium sized vans but not larger HGVs. I assume that the unit will be serviced by smaller HGVs / vans and articulated HGVs would not be allowed onto the site. I assume this would be managed by the owner of the industrial estate.

I would therefore advise you that I do not have any objections to the proposed development on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read 'Peter Woodhouse'.

 Planning Control Manager