

AM/2246/10.70

Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

8th June 2016

FOR THE ATTENTION OF PHILIP FORSTER

CoxFreeman

Dear Philip,

P/2018/0296 Proposed Cold Store Extension at Rowan Foods, Wrexham Industrial Estate

Further to your e-mail of 4th June 2018 containing a letter from the Highway Authority and requesting further information on floor usage and staffing levels we can advise the following.

New Floor usage.

The additional new floor area to be created is 786m².

The whole of this area will be used for new cold storage warehousing and will contain pallet racking.

The area will be opened up to the existing racked freezer storage areas to provide increased storage capacity and will be accessed by fork lift trucks only.

The increased storage racking will be operated by the existing FLT operators.

The increased storage capacity will not result in an increase in lorry traffic movements as lorries leaving site are currently only part loaded.

It is the intention that lorry numbers leaving the site will be reduced as lorry capacity is more efficiently utilised.

Staff Numbers

The total number of Rowan Foods employees is 630.

Production staff operate on a number of overlapping shifts.

The maximum number of people on site per shift is 291 people.

There will be no increase in staff numbers as part of the current proposals.

Car Parking and Cycle Parking

There are 240 car parking spaces available on site along with cycle and motorcycle parking.

There are usually around 20 No cycles being used on site at any one time with a similar number of motor cycles.

Rowan Foods operate a car sharing scheme and many staff are dropped off at the entrance area.

The main pressure for car parking on site will be at production staff change over periods with the worst case being between 1pm and 2pm when 93 production staff arrive on site before the previous shift leaves. A total of 384 people will be on site for that short period.

Rowan have secured the use of 30 No parking spaces on a nearby site to take up any overflow requirements.

There is currently a hardstanding area in the vicinity of the proposed cold store extension which was used as overspill parking prior to securing additional offsite spaces.

This area will be removed when the new extension is built as it could result in unnecessary car usage.

With 240 car parking spaces on site, 30 spaces available off site, typical cycle and motorcycle usage of 40+ bays along with car sharing and site drop offs it is believed that the existing parking provisions will be adequate for current usage,

With regards to the visibility spays at the main entrance these are all as originally designed. The existing site fencing is relatively low and is an open palisade type which does not restrict views. The entrance area is free of any vegetation or other impediments to sight lines. As mentioned above there will be no increase in lorry numbers. The site are not aware of any safety issues with the current entrance arrangement and do not envisage any change to this in future.

We trust this answers your queries but please let me know if you require anything further on this.

Yours Sincerely
On behalf of Cox Freeman

A. McCall