

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0296	Your Ref:	PF/P/2018/0296
Date:	11 th June 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 502 Rowan Foods Ltd, Ash Road South, Wrexham Industrial Estate, Wrexham.

Development: Cold store extension to the west elevation of the building with 1 no. associated external stairs and an associated plant room.

I refer to your consultation / email dated 11/06/2018 including letter from CoxFreeman dated 08/06/2018 in respect of the above.

Access

The development site is situated on Ash Road South which is an unclassified road subject to a 40mph speed limit.

Any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access is inadequate in both directions providing a splay of approximately 2.4 x 95m to the west and 2.4 x 80m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing boundary fence fronting the site.

The main access serving the development site is approximately 10m wide with gates setback 22m behind the adjoining carriageway. The access is surfaced with hard bound materials.

I would normally not wish to support any proposed development that is likely to result in any significant increase in vehicle movements utilizing this sub-standard access. However, the applicant has indicated that there will be no additional staff employed as a result of the development and no increase in HGV movements through the existing access.

Parking Provision

A previous application (ref: P/2012/0879) was granted for 3 no. extensions at the site.

In order to assess the suitability of parking provision at the development site for this application the applicant provided information detailing the specific class uses (in relation to LPGN 16 requirements) of each existing / proposed building. This was broken down into Class B2 (General Industry) - and Class B8 (Storage & Distribution) as detailed on the submitted layout plan.

For this previous application, based on 5267m² gross floor space (B8 Use) and 9480m² gross floor space (B2 Use), equated to the requirement for a maximum of 242 spaces.

At this time there was around 600 staff working at the factory although a shift system was in operation. A maximum of 200 staff were typically on site at any one time but the existing car parking facilities adequately catered for staff vehicles due to the fact that not all staff arrive in their own car (ie/ car sharing). I understand that there are 209 existing parking spaces at the development site. The proposed / existing level of parking provision at the development site was therefore considered adequate.

I understand that the current application proposes an additional 786m² gross floor space (B8 Use) warehousing. This would equate to the requirement of an additional 8 spaces requiring a total of 250 spaces (maximum).

I understand that there are 240 parking spaces on site with an additional 30 spaces secured at a location off site. However, no details have been submitted indicating the location / suitability of these spaces. **I would recommend that further details are submitted in respect of the additional spaces, where they are located and whether the additional 30 spaces are secured in perpetuity.**

I understand that the busiest times are during shift changeovers between 1pm – 2pm when a total of 384 people will be present on site. The applicant has indicated that the 270 spaces available are adequate for the proposed / existing business. If the application is supported, I would recommend that a **“Car Parking Management Plan”** is submitted stating the following:-

- Maximum number of cars that will be on site at any one time.
- Plan indicating 270 parking spaces
- Maximum number of HGVs that will be on site at any one time.
- Plan indicating HGV parking and turning areas.
- Statement that no HGVs / cars associated with the business will park on the highway whilst waiting to access the site.

Construction Traffic Management Plan - including details of contractor parking

In order to construct the proposed scheme, the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition.

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.

peterDosthwaite

M. Planning Control Manager