

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: P/2017/0765 **Your Ref:** P/2017/0765
Date: 23 April 2018

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

Location: O. S Grid Ref: 390 492 Wrexham Warehouse Project, 4 Oak Road, Wrexham Industrial Estate, Wrexham.
Development: Extensions and alterations.

I refer to your consultation / email dated 20/04/18 including Traffic Management and car parking plan W132/005 Revision C in respect of the above.

The traffic management plan you have submitted states that there are only two staff on site at any one time and they are provided with a parking space at CP1 and CP2. On the odd occasion when three staff are on site then CP3 would be utilised as an additional parking area.

A minibus is used to transport trainees to the site for which a dedicated parking space is provided. A turning and delivery area is to be kept free to enable the minibus to turn within the site and leave the access in a forward direction.

Deliveries to the site take place once a month and this will not increase as a result of the proposed development.

The delivery vehicle currently reverses into the site off Oak Road and then drives off in a forward direction. There will be no additional deliveries as a result of this proposal and the deliveries will continue to operate in the same way i.e. with no additional detriment to highway safety.

Given that adequate off road parking is provided for both staff and for the minibus; and that deliveries to the site will not increase then there is no justifiable reason to object to the proposal on highway grounds.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR
035R

The vehicular parking and turning areas as shown on approved drawing(s) No(s). W132/005 Revision C shall be fully laid out, surfaced 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.

Peter Douthwaite

MD Service Manager Environment