

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:	20 th April 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 dated 19/04/2018 including layout plan 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.

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

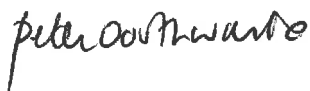
At this time there was around 600 staff working at the factory although a shift system was in operation. A maximum of 200 staff were typically on site at any one time but the existing car parking facilities adequately catered for staff vehicles due to the fact that not all staff arrive in their own car (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.

Details of current / proposed parking provision, staff numbers / shift patterns, existing / proposed traffic generation figures do not appear to have been provided with the latest application. There would appear to be an existing overspill car park located where the extension is proposed. **Could you please ask the applicant to provide the above information. A plan indicating the proposed parking arrangements would be useful including details of the maximum number of staff / visitors requiring parking at any one time at the site.**

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.



 Planning Control Manager