

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0891

Your Ref: SJG/P/2011/0891

Date: 14TH December 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 391 507 Land south of Ridleywood Land and Bryn Lane, Wrexham Industrial Estate, Wrexham.

Development: Outline Application for B8 Storage and Distribution Warehouse Development and associated ecological mitigation area including means of access and layout.

I refer to your consultation dated 13/12/2011 in respect of the above.

I cannot fully assess the application due to lack of information.

Please ask the applicant to clarify the following points:-

- The submitted application gives no indication of the proposed number of employees likely to be employed at the site. I am therefore unable to assess the suitability of the proposed parking provision indicated on the submitted layout plan (Drg. No. 500 – Dated 05/09/2011).

LPGN 16 requires 1 parking space per 100m² gross floor space for B8 – Storage & Distribution. Based on a gross floor area of 46950m² gross floor space, 470 spaces would be required for such a development. Only 100 spaces have been indicated on the submitted layout plan which is likely to be considered inadequate unless any permission can be restricted to a specific end user.
- The submitted Transport Assessment (Dated - October 2011) states that it is proposed to amend the road markings outside the existing TDG access on Bryn Lane to form a ghost island / right turning facility, removing the acceleration & deceleration lanes. Although such modifications would be supported, no plan has been provided indicating details of this proposal.
- In terms of pedestrian provision serving the site, no proposals have been submitted indicating improvements to footway provision along Bryn Lane between the proposed access and the existing access. I would recommend that a new 2.0m wide access is constructed between these 2 no. access points in the interests of pedestrian safety.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. Inadequate information has been submitted to show that the proposal is acceptable in terms of parking provision.
2. Inadequate information has been submitted to show that the proposal is acceptable in terms of improved access arrangements at the existing TDG access along Bryn Lane.
3. Inadequate information has been submitted to show that the proposal is acceptable in terms of improved pedestrian / footway provision along Bryn lane.



Infrastructure Manager