

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Head of Environment and Planning
Our Ref: EP/DC/P/2019/0930 **Your Ref:** MP/P/2019/0930
Date: 15th January 2020

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

Location: O. S Grid Ref: 380 500 Village Bakery Ltd Gluten Freedom, Ash Road South, Wrexham Industrial Estate, Wrexham.

Development: Erection of single storey extension with part first floor and new sectional door to existing building.

I refer to your consultation dated 20/12/2019 in respect of the above.

Planning consent was previously granted at the site for the extension and renovation of the former Caparo Wire Factory Unit (Planning Ref: P/2017/1046). Further information was requested at this time in respect of this application. However, the requested details were not provided and permission was granted on 29/01/2018.

I assume that the proposed development will not result in any additional staff and therefore additional parking provision may not be essential with this application for this particular company.

I assume that the proposed extension will not affect the free flow of vehicles including HGVs around the perimeter of the site.

I previously recommended the submission of a Construction and Traffic Management Plan (including provision for contractor parking) in respect of planning app. Ref. P/2017/1046). However, I understand that a condition for such a plan was never included. This resulted in a significant number of contractor vehicles parking on this side of Ash Road South which caused issues for vehicles / HGVs accessing Rowan Foods on the opposite side of the road. It would therefore seem appropriate to request a suitable CTMP to prevent this issue.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



 Chief Officer, Environment & Technical