

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0593 **Your Ref:** SEH/P/2019/0593
Date: 2nd September 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 385 504 Land off Abbey Road, Wrexham Industrial Estate, Wrexham.

Development: Extension to approved industrial warehouse (Planning Ref: P/2017/1013) – Use Class B1, B2 and B8, together with associated service yard.

I refer to your consultation / email dated 30/08/2019 and email from Caulmert dated 30/08/2019 in respect of the above.

Access

The recently constructed access forming part of previous planning consent ref: P/2017/1013 is considered adequate to serve the proposed development / extension.

Traffic Generation

In terms of the existing warehouse, I understood that there would be a total of 27 staff employed at the site, with a maximum of 21 staff expected to be on site at any one time. I understand that the proposed extension will create an additional requirement for 6 employees, but these would be on a 3 and 3 split due to shift patterns.

The latest submitted information indicates the following daily vehicle movements:-

Movements	Existing site	Proposed Extension
Daily Car Movements	57	6
Daily HGV Movements	24	6
Total	81	93

The anticipated level of vehicle movements (93 per day) is considered to be relatively low and is unlikely to have any detrimental impact on the local highway network.

Parking and Turning Provision

The existing warehouse facility comprised a warehouse – LPGN 16 B8 Use (2892m² gfa) and offices – LPGN 16 B1 Use (488m² gfa). Based on LPGN 16 requirements, the proposed development would require a maximum of 45 spaces.

Assuming Class B8 use, the proposed extension (863.4m²) would require a maximum of 9 additional spaces which would equate to the maximum requirement of 54 spaces. It was previously advised that a maximum of 21 staff would be expected to be on site at any one time. The submitted application now indicates that there could be 27 staff one site at any one time.

The submitted layout plan (Drg. No. C4C-B1-ZZ-A-01-SK-00-002 Rev A) indicates a total of 34 proposed spaces which represents a 37% shortfall in provision compared with maximum standards. Although, this is less than maximum standards, it would be considered adequate for the proposed business. A suitable condition could be imposed stating that *"the permission shall not be for the benefit of the land but shall operate for the benefit of McCarthy Haulage, whilst they operate and occupy the site"*.

The submitted layout plan indicates the provision of adequate turning facilities for HGVs within the curtilage of the site.

Swept Path Analysis (Drg. No. 1491-001 Rev A)

The previously submitted plan indicated that a 16.5m HGV can adequately access the proposed development site.

Proposed Lighting

Any proposed internal lighting scheme must not provide any disabling glare / distraction to drivers on the adjoining highway. This should be controlled by a suitable planning condition.

Surface Water Drainage

I assume that details of the proposed surface water drainage system will be submitted to our Senior Flood Management Officer for assessment / approval.

Service and Delivery Management Plan (SDMP)

A revised SDMP will be required. I await the requested information.

Construction and Traffic Management Plan -CTMP (including provision for contractor parking)

A Construction Traffic Management Plan including the following information will be required as follows:-

- Anticipated duration of construction period.

- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.
- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Darren Green on Tel: 01978 729643 for advice). Proposed signage details will need to be included in a revised CTMP.
- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.
- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.

A suitable CTMP can be included as a planning condition should the application be supported. I would recommend that the applicant contacts Darren Green (Traffic / Streetworks Section) on Tel: 01978 729643 to discuss / agree content.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

- | | |
|---------------------|---|
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----, |
| ZJ45
026R | CONSTRUCTION TRAFFIC MANAGEMENT PLAN
No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented. |

NONSTD SERVICE DELIVERY MANAGEMENT PLAN

026R

No development shall take place until a Service and Delivery Management Plan (SDMP) to include (but not limited to) the details of frequency of deliveries, type of delivery vehicles to be used, management of car parking to facilitate delivery vehicles has been submitted to and approved in writing by the local planning authority. The SDMP as agreed shall be implemented in accordance with the approved details.

NONSTD INTERNAL LIGHTING

026R

No light source at the proposed development site hereby granted consent shall be directly visible to drivers of motor vehicles using the adjacent highway.

Supplementary Notes

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

Peter O Anwaite

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Chief Officer, Environment & Technical