

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/P/2018/0805	Your Ref:	KH/P/2018/0805
Date:	6 th February 2019		

TOWN AND COUNTRY PLANNING ACT 1990
CONTROL OF ADVERTISEMENT REGULATIONS 1992

Location: O. S Grid Ref: 383 502 Ningbo Distribution Centre, Unit 4 Redwither Complex, First Avenue, Wrexham Industrial Estate.

Development: Erection of open sided steel canopy to east elevation (36m long x 25m wide x 7.5m high) to provide cover for loading of delivery lorries.

I refer to your consultation dated 09/01/2019 in respect of the above.

The site is located on the Redwither Business Park. The site is accessed off First Avenue which is an undaopted road.

Adequate parking and turning provision for HGVs will need to be accommodated / maintained within the curtilage of the site. I assume that parking and turning provision at the site will not be affected by the proposed development.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

However, although the site is located on an unadopted road, I understand that the road and associated industrial units are managed by the WCBC – Assets Section. I would therefore recommend that the applicant contacts the above section to discuss the proposed development. The Assets Section may wish to request details of existing and proposed parking provision for HGVs and staff (cars) to ensure that adequate parking and turning provision is retained at the site.

Supplementary Notes

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

peter douthwaite

RP

Planning Control Manager