



Bob Dewey
PLANNING

Report into

PRE-APPLICATION
CONSULTATION

Proposed warehouse
Abbey Road.
Wrexham Industrial Estate

Rev3
September 5th 2017

Publicity

Set of plans deposited at Reception desk. Redwither Tower, Abbey Road. 14th August 2017

Site Notice erected 14th August – on site fence adjacent to proposed access (checked on 5 Sept).

letters delivered by hand 14th August to:

Clwyd Compounders
Schlemmer Ltd
AWR Engineering Redwither Business centre
Kelloggs

Statutory Consultees:
Clerk to Abenbury Community Council
Councillor Michael Morris
Welsh Water
Wrexham CB Highway Authority
British Coal

(above all sent 14th August electronically)

date given for response September 5th 2017

SUMMARY OF RESPONSES: (copies of actual responses attached below)

Abenbury Community Council: no reply

Welsh Water: no reply

British Coal:

Outside notification area. – no further action required

Wrexham CB Highway Authority

No objections in principle
(see below)

County Councillor Michael Morris: no reply

Neighbours: one oral response happy to see site developed.

Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning
Lawrence Isted

De Ffordd yr Abaty, Ystad Ddiwydiannol Wrexham, Wrexham LL13 9PW
Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW
Ffôn/Tel: 01978 298989 BT Text Phone: 01978 292067
www.wrexham.gov.uk www.wrexham.gov.uk



Bob Dewey Planning

The Gables
Llanfynydd
Wrexham
LL11 5HG

Eich Cyf/Your Ref
Ein Cyf/Our Ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Union/Direct Dial
E-bost/E-mail

PRE/2017/050
29th August 2017
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAQ: Bob Dewey

Dear Bob

**Land at Abbey Road, Wrexham Industrial Estate, Wrexham.
Proposed Warehouse.**

I refer to your email / DMO Consultation dated 15/08/2017 and email from Mike McCarthy dated 23/08/2017 in respect of the above.

Access

The proposed development site is located on Abbey Road 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.

The proposed development proposes to utilise the recently constructed access serving Clwyd Compounders. This access is 7.3m wide with 15m kerb radii and has been designed to cater for 16.5m articulated HGVs. This existing access would be considered adequate to serve the proposed warehouse facility. The existing access is gated at approximately 24m behind the adjoining carriageway.

The submitted layout plan (Drg. no. N7180-01 Rev B) appears to indicate a proposed access being located at around 20m behind the adjoining carriageway and does not indicate any kerb radii at this point. I would recommend that any additional access is located beyond the internal gates to avoid any conflict on the adjoining highway. I would recommend the submission of swept path details indicating how 16.5m HGVs will access / exit the site.

Pre-Application Consultation Report.

Rydych chi'n gyswrtu gofiebusth yn Gymraeg.
Byddwn yn ymateb i unrhyw gofiebusth yn Gymraeg os ni fydd hyn yn arwain at unrhyw oedi.

We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.

Eco impact assessment

Ecology Report

Pre App Consultation Report

01978 298780

Matthew Philip

Transport Statement

General

Although no formal Transport Statement was provided with this consultation, additional information was provided on 23/08/2017 relating to parking provision, staff numbers, type of HGVs and vehicle movements. However, I would recommend the submission of a Transport Statement with any proposed planning application.

The submitted information included the following details:-

- *The site is a warehouse operation*
- *Operating 05.00 - 22.00*
- *7 days per week*
- *There will only be 1 HGV based at the site*
- *The staff and visitor parking is anticipated to be where the HGV parking is indicated on the plan*
- *Delivery vehicles will be parked under the canopy*
 - *Normally there will not be any more than 2 delivery vehicles on site in any one hour*
 - *Vehicles always arrive to pre-booked times therefore avoiding a queuing problem*
- *There will be 9 members of staff on site at any one time*
- *Anticipated daily movements*

HGVs

Around 24 per day

Max 3 in any one hour

Peak hours

08.00 - 12.00

Max size 16.5m

There will be room for 3 HGV to arrive between Abbey Rd and entering the site

Cars

Around 18 movements per day

Peak hours

05.00 - 06.00

5 cars

13.15 - 13.45

6 cars

21.00 - 22.15

3 cars

The vehicle movements anticipated are fairly insignificant and are unlikely to have any detrimental impact on the adjoining highway.

Parking & Turning Provision

In terms of parking provision, LPGN 16 (B8 – Storage & Distribution) would normally require a maximum of 1 car space per 100m² gross floor area.

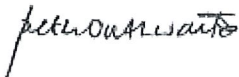
Based on a gross floor area of 4560m², the proposed development would normally require a maximum of 46 spaces. The submitted layout plan does not indicate where staff / visitor parking spaces are to be provided. I would recommend that this detail is included on a revised layout plan.

Conclusion

In principle, I would have no objections to the proposed development subject to the submission and approval of the above details.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully


Service Manager Environment



**The Coal
Authority**

Resolving the impacts of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119

E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

Mr R A Dewey
Bob Dewey Planning
The Gables
Llanfynydd
Wrexham
LL11 5HG

□

[By email: bobdeweyplanning@gmail.com]

04 September 2017

Dear Mr Dewey

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

Schedule 1C Article 2D - Consultation before applying for planning permission

Proposed distribution warehouse (approx. 4,560 sq m) at Abbey Road, Wrexham Industrial Estate

Thank you for your consultation letter of 14 August 2017 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the defined Development High Risk Area.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Yours sincerely

D Roberts

Deb Roberts *M.Sc.*
Planning Liaison Officer

Town & Country Planning (Development Management Procedure)(Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING

PERMISSION

NOTICE UNDER ARTICLE 2D

**Purpose of this notice: this notice comprises a formal request for a pre-application
consultation response under article 2D of the Town & Country Planning
(Development Management Procedure)(Wales) Order 2012**

Proposed development at Abbey Road, Wrexham Industrial Estate

I give notice that M&L Investment Partners LLP

is intending to apply for planning permission to erect a warehouse (approx. 4,560 sq m)

You may inspect the proposed application at:

Reception, Redwither Tower, Redwither Business Park Wrexham Industrial Estate,
Wrexham, LL13 9XT.

Or online at www.abbeyroadplans.co.uk

Anyone who wishes to make representations about this proposed development must write
to the applicant's agent at Bob Dewey Planning, The Gables, Llanfynydd, Wrexham LL11
5HG by 5th September 2017

Signed: R A Dewey

Date: 14th August 2017

This notice relates to a proposal to undertake development at Abbey Road, Wrexham Industrial Estate. It is intended to give you an opportunity to comment on the proposal before we submit it to Wrexham CBC as a planning application.
Town & Country Planning (Development Management Procedure)(Wales) Order 2012 (as amended)

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2C AND 2D

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of an application to the Local Planning Authority (LPA). Any subsequent planning application will be publicised by the relevant LPA: any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on a public file.

Proposed development at Abbey Road, Wrexham Industrial estate

I give notice that M&L Investment Partners LLP

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You may inspect the proposed application, the plans and other supporting documents on line at www.abbeyroadplans.co.uk

or at Reception, Redwither Tower, Redwither Business Park Wrexham Industrial Estate, Wrexham, LL13 9XT

Anyone who wishes to make representations about this proposed development must write to the applicant's agent at Bob Dewey Planning, The Gables, Llanfynydd, Wrexham LL11 5HG by 5th September 2017

Signed: R A Dewey

Date: 14th August 2017



Bob Dewey

PLANNING

14th August 2017

Dear Owner/occupier

Land at Abbey Road, Wrexham Industrial estate

On behalf of my client, I attach a formal consultation notice on a proposed planning application which relates to land close to your property

The purpose is to consider any concerns neighbours may have so that we can consider whether to amend the scheme before we apply for permission.

many thanks

best wishes

Bob Dewey

To Owner/Occupier

The Gables, Llanfynydd WREXHAM. LL11 5HG

tel: 01978 761315 (m) 07947 186 777

e mail bobdeweyplanning@gmail.com

Robert A Dewey BA(Hons) MBA Dip TP, Dip Est Mgmt, Dip Trnsp, MRTPI

Town & Country Planning (Development Management Procedure)(Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING

PERMISSION

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Anyone who wishes to make representations about this proposed development must write to the applicant's agent at Bob Dewey Planning, The Gables, Llanynydd, Wrexham LL11 5HG by 5th September 2017

Signed: *R A Dewey*

Date: 14 August 2017