

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being and Development

Our Ref: EP/DC/PP/2017/0257

Your Ref: SEH/P/2017/0257

Date: 10th April 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 382 490 Unit F Spectrum Business Park, Wrexham Industrial Estate, Wrexham.

Development: Extensions to existing industrial unit to provide warehouse extension to south east of the site, store building to the north of the site, pallet store to the west of the site and installation of water silo to the south east of the site.

I refer to your consultation dated 03/04/2017 in respect of the above.

The development site is located on an unclassified road subject to a 40mph speed limit which serves Spectrum Business Park. Any proposed / existing accesses along this section would typically require splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway. However, a consultation process has recently taken place to reduce the prevailing speed limit to 30mph in this location. This change of speed limit will be implemented shortly, at which time visibility requirements will reduce to 2.4 x 56m in both directions in accordance with Manual for Streets.

The proposed development site appears to be served by a number of access points for HGVs and cars. The existing access points appear to be of sufficient design and provide adequate visibility which meet the above requirements.

I understand that the existing overall site comprises 7995m² - B2 General Industrial Use and 10775m² - B8 Storage & Distribution Use. LPGN 16 would normally require a maximum of 160 spaces for the B2 Use and a maximum of 108 spaces for the B8 Use equating to a maximum requirement of 268 spaces.

The proposed extensions appear to comprise floor areas of 234m² (B2 General Industrial Use) and 312m² (B8 - Storage & Distribution). The proposed overall site will comprise 8229m² - B2 General Industrial Use and 11087m² - B8 Storage & Distribution Use. LPGN 16 would normally require a maximum of 165 spaces for the B2 Use and a maximum of 111 spaces for the B8 Use equating to a maximum requirement of 276 spaces.

I understand that there are 190 existing parking spaces on site which represents a shortfall of 31% compared with LPGN 16 maximum standards. However, I understand that the maximum demand for parking spaces at the site is 80 spaces. Based on preliminary discussions with the applicant, I understand that it is not intended to significantly increase staff at the site as a result of the development (ie/ less than 10 no. extra staff). Current parking provision at the site would therefore be considered adequate to cater for the proposed development.

In order to ensure that parking provision for any future occupants is reviewed, a condition could be imposed stating that any permission shall not be for the benefit of the land but shall operate for the benefit of Cott Beverages Ltd, whilst they operate and occupy the site.

Existing / proposed HGV parking & turning provision at the site appears to be adequate, I assume that adequate facilities will be provided / maintained at the site to cater for the existing / proposed number of HGVs and such vehicles will not be reliant on parking on the adjoining highway.

The proposed extensions / modifications are not considered likely to result in any significant increase in vehicle movements or increased parking demand at the site.

I would therefore recommend any permission include the following condition:-

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). ----- shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD The permission shall not be for the benefit of the land but shall operate for the benefit of
026R Cott Beverages, whilst they operate and occupy the site.

Supplementary Notes

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

petroorthwhite

PA Service Manager Environment