

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0305	Your Ref:	MP/P/2017/0305
Date:	8 th May 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 374 502 Ipsen Biopharm Ltd, Unit 55 Ash Road North, Wrexham Industrial Estate, Wrexham.

Development: Erection of Two-Storey Modular Office Building (For A Temporary Period of 3 Years) including an External Roof Terrace with a Timber Pergola Cover on part of the first floor area and a Footbridge Access from existing canteen, replacement of existing security lodge with a new building (For A Temporary Period of 3 Years) including demolition of existing unit 55 office and minor demolition works to existing security cabin.

I refer to your consultation dated 21/04/2017 in respect of the above.

The proposed development site is accessed off Ash Road North which is an unclassified road subject to a 40mph speed limit.

Any proposed access 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 Manual for Streets. Visibility from the main access serving the development site is adequate in both directions providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

The proposed development appears to include the construction of a temporary office building (480m² gfa) alongside unit 9 which will accommodate the staff currently occupying the existing office space (480m² gfa) in unit 55 whilst this unit is being demolished and re-developed.

I assume both uses are designated as Class B1 use in LPGN 16 and would therefore not result in any increase in parking demand at the site. I assume that the development will not result in any significant increase in staff numbers at the site.

I would therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

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

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