

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0879	Your Ref:	SJG/P/2012/0879
Date:	21 st January 2013		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 502 Rowan Foods, Ash Road South, Wrexham Industrial Estate, Wrexham.

Development: 3 no. extensions to existing food facility comprising intake extension, washroom extension and packaging extension.

I refer to your consultation / email dated 18/01/2013 including layout plan (Drg. No. 2002/CP Areas – Dated Jan 13) in respect of the above.

The development site is situated on Ash Road South 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.

Visibility from the existing access is inadequate in both directions providing a splay of approximately 2.4 x 95m to the west and 2.4 x 80m to the east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing boundary fence fronting the site.

The main access serving the development site is approximately 10m wide with gates setback 22m behind the adjoining carriageway. The access is surfaced with hard bound materials.

I would normally not wish to support any proposed development that is likely to result in any significant increase in vehicle movements utilizing this sub-standard access.

In order to assess the suitability of parking provision at the development site the applicant has provided further information detailing the specific class uses (in relation to LPGN 16 requirements) of each existing / proposed building. This has been broken down into Class B2 (General Industry) - and Class B8 (Storage & Distribution) as detailed on the revised layout plan.

In terms of parking provision, class B8 use requires a maximum of 1 car space per 100m² gross floor space with class B2 use requiring a maximum of 1 car space per 50m² gross floor space. Based on 5267m² gross floor space (B8 Use) and 9480m² gross floor space (B2 Use), this would equate to the requirement for a maximum of 242 spaces

I understand that there are around 600 staff working at the factory although a shift system is in operation. I understand that a maximum of 200 staff are typically on site at any one time but the existing car parking facilities adequately cater for staff vehicles due to the fact that not all staff arrive in their own car (ie/ car sharing). I understand that there are 209 existing parking spaces at the development site. The proposed / existing level of parking provision at the development site is therefore considered adequate.

I understand that no additional staff will be employed as a result of the proposed extensions.

I understand that the proposed development is simply to provide improved storage facilities and will not result in any significant increase in vehicle movements through the existing sub-standard access.

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

Supplementary Notes

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

PP. 
Network and Infrastructure Manager