

Pamela Joseph

From: Matthew Phillips
Sent: 19 October 2012 15:52
To: planning_admin
Subject: FW: Message from KMBT_C452

please add as Highways comments to P/2012/0607

From: Phil Palmer
Sent: 19 October 2012 15:31
To: Matthew Phillips
Subject: RE: Message from KMBT_C452

Matthew

Further to my site visit today (19/10/2012), I comment as follows:-

Having witnessed the turning of an 8.5m long - 11T HGV at the rear of the site in the area indicated on the revised layout plan, I confirm that adequate space is available for the turning of such delivery vehicles providing this area is kept free of any obstructions in perpetuity.

I understand that you are assuming a B2 - General Industry Use for the development which requires 1 car space per 50m² gfs. This would require the provision of a maximum of 6 spaces. I understand that it is proposed to provide 6 spaces towards the front of the site and 1 space at the rear. The 4 no. parking spaces indicated on the revised plan to the side of the steel container at the rear of the site were actually occupied by caravans during my site visit. However, this did not prevent the HGV from turning around in this location.

On this basis, I would have no objections to the proposed development subject to a condition relating to the provision of adequate parking and turning in accordance with the submitted / revised layout plan.

Regards, Phil

From: Matthew Phillips
Sent: 19 October 2012 15:13
To: Phil Palmer
Subject: FW: Message from KMBT_C452

Phil,

I've highlighted the turning area, parking areas and the display areas on the plan. I suggest that the parking and turning be subject to conditions. I also suggest we advise that not external storage or display of caravans for sale take place on the areas edged in blue. Since scanning I think the area where the sea container is should also be edged in blue.

From: Matthew.Phillips@wrexham.gov.uk [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 19 October 2012 14:50
To: Matthew Phillips
Subject: Message from KMBT_C452