

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0081

Your Ref: PF/P/2012/0081

Date: 7 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2920 4240 Wrexham Mineral Cables, Wynnstay Technology Park , Ruabon

Development: Single storey factory extension.

I refer to your consultation dated 3 February 2012 in respect of the above.

The site is located on an unclassified highway within an existing technology park.

Access to the site is adequate and will not be affected by the proposed extension. It is considered that the anticipated 15% increase in HGV movement will have no detrimental impact on the existing highway.

The proposed extension will impact upon the ability of HGVs to turn adequately within the site. There is however adequate space within the site to ensure turning can be provided; a suitably worded condition should be attached to any permission to ensure HGV turning is achievable.

Parking at the existing site is below recommendations of LPGN 16 for a B2 class use. There are no proposals to increase the number of parking spaces when the unit is extended. There will therefore be an increased shortfall in parking provision as a result of the extension.

The factory operates on a 24 hour a day basis 7 days a week and currently employs 36 people (increasing to 41 should planning permission be granted). Given the opening hours these must be split over an 8 or 12 hour shift pattern. It is considered therefore that the existing 39 spaces would be more than adequate to cater for the proposed development.

I recommend any permission include the following conditions:

CONDITIONS

ZJ25 (PRE-COMMENCEMENT) TURNING AREA / MANOEUVRING TO BE KEPT CLEAR

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No part of the development shall commence until further details of the proposed vehicular turning facilities to accommodate the turning movements of a 16.5 metre HGV has been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the turning of vehicles at all times.

P.P. 
Network and Infrastructure Manager