

# MEMORANDUM



**From:** Service Manager - Environment

**To:** Head of Community Well-being and Development

**Our Ref:** TH/DC/PP/2011/0891

**Your Ref:** SJG/P/2011/0891

**Date:** 8<sup>TH</sup> February 2012

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 391 507 Land south of Ridleywood Land and Bryn Lane, Wrexham Industrial Estate, Wrexham.

**Development:** Outline Application for B8 Storage and Distribution Warehouse Development and associated ecological mitigation area including means of access and layout.

Further to your consultation dated 13/12/2011 and my memo dated 14/12/2011 in respect of the above, I comment as follows:-

I have received additional information from Crowd Dynamics (Tim McLoughlin) on 06/02/2012. However, I am still unable to fully assess the application due to lack of information.

Please ask the applicant to clarify the following points:-

- The submitted application gives no indication of the proposed number of employees likely to be employed at the site. I am therefore unable to assess the suitability of the proposed parking provision indicated on the submitted layout plan (Drg. No. 500 – Dated 05/09/2011).

LPGN 16 requires 1 parking space per 100m<sup>2</sup> gross floor space for B8 – Storage & Distribution. Based on a revised gross floor area of 46451m<sup>2</sup> gross floor space, 465 spaces would be required for such a development. Only 100 spaces have been indicated on the submitted layout plan which is likely to be considered inadequate unless any permission can be restricted to a specific end user.

Previous planning application ref: P/2008/0993 at the site referred to an overflow car park on land to the rear of the existing site which could provide around 100 no. spaces. Could you please ask the applicant to confirm that this additional parking provision is also available in relation to the current application and provides a layout plan indicating the precise location of these spaces.

Could you please ask the applicant as to how pedestrians will reach the proposed development site from this overflow car park given that the proposed rear access road linking the sites will not be supported for ecology reasons.

Previous planning application ref: P/2008/0993 also provided likely numbers of staff / shift patterns in order to assess parking demand at the site. Could you please ask the applicant to clarify the proposed numbers of staff / shift patterns that are likely to occur at the site.

- In terms of pedestrian provision serving the site, no proposals have been submitted indicating improvements to footway provision along Bryn Lane between the proposed access and the existing access / overflow car park at TDG. I would recommend that a new 2.0m wide access is constructed between these 2 no. access points in the interests of pedestrian safety. The recently submitted layout plan received on 06/02/2011 does not show the full extent of the proposed footway link between the 2 no. sites. I would recommend that footway provision is provided up to any proposed overflow parking at TDG. Please ask the applicant to show this detail on a revised layout plan.
- The draft Travel Plan included in the submitted Transport Assessment (Dated October 2011) appears to suggest that a contribution of £5000 will be provided to WCBC to fund the provision of a bus shelter on Bryn Lane. Given the proposed level of parking provision and location of the site, this proposal is considered inadequate. I have spoken with Keith Garvey (WCBC – Transportation Officer) and he has recommended that the applicant provides a s.106 contribution of £90,000 spread over 3 years to fund required access improvements including provision of a new bus service and a new bus stop / shelter including raised kerbs along Bryn Lane.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking provision.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of improved access / public transport provision along Bryn Lane.**
3. **Inadequate information has been submitted to show that the proposal is acceptable in terms of improved pedestrian / footway provision along Bryn lane.**

*Peter Douthett*

*PA*

Service Manager - Environment