MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/AC/P/2024/1554	**Your Ref:**	P/2024/1554
Date:	20/08/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: CYFLEUSTER DIDOLI DEUNYDD AILGYLCHU METEL ARFAETHEDIG, GWAREDU TOMEN O BRIDD, ESTYNIAD I IARD GONCRID, TIRLUNIO A GWAITH CYSYLLTIEDIG MEWN EIDDO BUSNES PRESENNOL / PROPOSED METAL RECYCLING SORTING FACILITY, SOIL HEAP REMOVAL, CONCRETE YARD EXTENSION, LANDSCAPING AND ASSOCIATED WORKS AT EXISTING BUSINESS PREMISES

LOCATION: HYDRO ALUMINIUM DEESIDE LTD, BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

With reference to your consultation / email dated 04/06/2025 in respect of the above.

It is the LHA's understanding that the proposals are for a metal recycling sorting facility with soil heap removal, a concrete yard extension, landscaping and associated works at the existing business premises at Bridge Road. The site currently accommodates approximately 100 staff, with two existing access points that are proposed to be retained. It is understood from previous correspondence with the applicant that the number of staff on site at any one time will increase from 45 to 55 staff following the expansion of the site.

As part of the works the applicant is looking to relocate the weigh bridge, to create overflow storage, to extend the level of HGV parking, to provide a container loading location, the provision of a yard office, a finished goods storage area, a proposed recycling materials sorting facilities, external material storage, proposed raw material storage in covered bays and a route through the existing site for HGV's.

The Local Highway Authority (LHA) has previously provided comments on the application dated 22/05/2025 .

Existing and Proposed Staff Numbers.
The applicant has provided details of existing shift patterns and has confirmed that the number of people currently working on the site is 45 at any one time. This will increase to 55 staff as a result of the proposals.

Clarification over trips to the site
The applicant has undertaken a trip generation assessment using the TRICS database. This is an industry standard approach to derive a trip rate which can be applied to derive the trip generation for a similar development. This methodology is considered acceptable by the LHA.

The site selection criteria for deriving the trip rates are as follows:

- **Land Use:** 02 – Employment

- **Category:** C – Industrial
- **Selected Regions:** South West, East Anglia, West Midlands, Yorkshire & North Lincolnshire & North West.
- **Gross Floor Area:** 1000 to 10,000
- **Parking Spaces Range:** All surveys included
- **Date Range:** 01/01/16 to 29/06/23
- **Days:** Monday, Tuesday, Wednesday & Thursday
- **Selected Locations:** Suburban Area, Edge of Town & Neighborhood Centre

The applicant has selected 10 sites after excluding four COVID-era surveys. The LHA has reviewed each site and considers this methodology appropriate. Whilst some of the selected sites are not directly comparable to the Wrexham Industrial Estate's context, the limited availability of suitable data and the modest scale of development render the approach acceptable.

The trip generation provided by the applicant shows that 14 additional two-way trips will be generated in the AM peak hour (08:00 – 09:00) and 16 additional two-way trips during the PM peak hour (16:00 – 17:00). The LHA consider this level of trip generation as a result of the development on site to be modest and would be unlikely to have any impact on the immediate highway network.

Existing and proposed parking provision
The site currently has 41 car parking spaces. A car park usage log has been provided by the applicant. This data is based on security logs and covers the date between Monday 19th May 2025 to Sunday 2025. The accumulation shows that there was spare capacity for both car or cycle parking demand over the seven-day period. The survey confirms that at no time over the course of the survey did parking exceed the available parking supply.

The proposals are for 11 new parking spaces inclusive of two disabled parking spaces. Drawing 2027.P.006: Proposed Access Plans submitted by the applicant show an 6m aisle width is achievable. Drawing 2027.P.003 (D) shows a swept path assessment indicating that an HGV would overrun one proposed parking bay, rendering it unusable. **The LHA requests clarification on how the use of this bay will be managed given this, and pending this, a car parking management plan may be required**.

Existing & proposed cycle parking provision and associated facilities within the site
The site currently provides 10 covered cycle spaces and associated facilities (five showers with lockers and changing facilities). The proposal includes 10 additional covered spaces, meeting WCBC Parking Standards (PG 16).

Pedestrian access from the proposed building to the proposed car parking
The applicant has submitted updated Drawing 2027.P.003 (D): Proposed Site Plan and Drawing 2027.P.006: Proposed Access Plans. The drawings show the existing pedestrian walking route and the proposed walking routes between the existing and proposed car park and the buildings. These are shown by indicative dotted lines. The applicant has confirmed that pedestrian routes will be:

- Clearly marked and sufficiently lit by existing and proposed 24-hour yard lighting
- Protected by barriers/railings adjacent to vehicular areas
- Marked with crossings and safety signage as advised by a Health & Safety consultant at detailed design stage

The LHA recommends a planning condition requiring submission of a detailed lighting and pedestrian safety plan prior to occupation

Site Access
The addition of tactile paving across the two access points on Bridge Road has been provided and is now shown on *Drawing 2027.P.006: Proposed Access Plans*

Conclusion

The LHA raises no objection in principle and welcomes the submission of the majority of outstanding information. However, clarification is required regarding the swept path assessment and its impact on a proposed parking bay.

KWEdwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical