MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Hollman
Our Ref:	ET/DC/DB/P/2025/0894 Response 3	**Your Ref:**	P/2025/0894
Date:	19/10/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD TIR I LEOLI CYNWYSYDDION LLONGAU I FFURFIO HUNAN-STORIO MEWN CYNWYSYDDION A GWAITH CYSYLLTIEDIG / CHANGE OF USE OF LAND TO SITE SHIPPING CONTAINERS TO FORM CONTAINERISED SELF STORAGE AND ASSOCIATED WORKS
LOCATION: LAND OFF, BRIDGE ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9SQ

I refer to your consultation and the submitted VIA Solutions Highways Appraisal (21 September 2026).
The appraisal demonstrates that the provision of three dedicated parking spaces, together with a commitment to make overspill parking available within the existing parking area located to the front/north of the red line boundary and accessed via the existing site entrance, is likely to be sufficient to accommodate the proposed use. This conclusion is reached having regard to the following considerations:

1. The requirement for parking associated with customers collecting or delivering items is anticipated to be predominantly short-term in nature.
2. The supporting documentation, which references a number of comparable facilities, indicates that approximately 17 two-way vehicle trips per day would be expected for a site accommodating 86 storage containers (Page 6). When averaged across a typical 10-hour operating day, this equates to approximately 2 two-way vehicle movements per hour, which is not considered excessive in the context of the local highway network.
3. Vehicles visiting the site are anticipated to comprise predominantly private cars and light goods vehicles (LGVs).
4. One parking space is proposed for disabled users, in accordance with the requirements of LPG16.
5. Secure cycle parking provision for two bicycles is proposed, in accordance with LPG16.
6. The proposed use is not anticipated to generate any significant demand for refuse collection vehicle movements.
7. It is acknowledged that this use should not be determined as a standard B8 Warehousing and storage, but as a Suis Generis

Having regard to the submitted supporting information and the survey data provided, the Local Highway Authority has no further comments in respect of the proposed parking provision, anticipated trip generation, use of the existing access arrangement, or the availability of on-site vehicle turning space. On this basis, no highway objection is raised.

On behalf of Chief Officer, Environment & Technical



Appendix A:

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184/171 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.