



Our Ref: 1798/BDJ

23 October 2023

Ms A Brittain
Planning and building control
Wrexham Council

BY EMAIL

Dear Amy

LAND TO THE NORTH OF BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE (REF P/2023/0446)

I write further to the memorandum from the Environment & Technical Department that was issued to you on 2 August 2023. I have reviewed the memorandum and noted the issues raised by the highways department. My response to these issues is set out below.

Access

The memorandum states:

*"...Based on the above speeds any existing/proposed access would normally be required to provide visibility splays of 2.4m x 119m to the east and 2.4m x 114m to the west measured to the nearside edge of the adjoining highway. The submitted layout plan (Drg. No. 1798/04) indicates the above splays. However, these splays appear to potentially cross 3rd party land. **I would recommend that the applicant submits a suitably scales plan indicating exactly which land the applicant owns/has control of in order to provide these splays in perpetuity.**"*

Please find attached to this letter Drg No 1798/04/A and a Land Registry Plan showing the ownership of the Site and the land under control of the Coolpoint owners. The applicant controls the land edge red, excluding the land edged in black.

You will note that there is a gap between the red/black boundary and the adopted highway boundary (also attached to this letter). The land between adopted highway and land edged red/black is owned by Wrexham Council and must be maintained as grassland unless required for road widening purposes. The portion of the visibility splays that are within the frontage of the land edged red/black sit entirely within the land owned by Wrexham for road widening purposes. This area is shown hatched orange on Drg No 1798/04/A.

The visibility splay to the left (2.4m x 119m) appears to pass over the site immediately northeast of the application site. It is difficult to be certain as the access plan is part on a topographical survey and part on an OS base and the two do not marry up exactly. Based on the OS plan it does appear to go over land outside of the adopted highway/application land. Nevertheless, the land that the visibility splay appears to pass over is also owned by Wrexham Council and must be maintained as grass land unless required for road widening. This land is also shown hatched orange on Drg No 1798/04/A.

The visibility splay to the right (2.4m x 114m) passes over land in front of the Bridge House Site. This land is not owned by Wrexham Council nor is it adopted highway (the final section that the



splay goes over is adopted, but a portion of it is in third party land). However, when the Bridge House site received planning permission (P/2019/0381), condition 9 of the decision notice states:

"Prior to first use of the development hereby approved the vehicular access shall provide a visibility splay of 2.4 metres x 120 metres in the south westerly direction measured to the nearside edge of the adjoining highway and 2.4 metres and 120 metres in the north easterly direction measured to a 400 mm offset of the nearside kerb. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility."

The 2.4m x 120m visibility at the Bridge House access, as set out in Condition 8 above, is shown on Drg No 1798/04/A (shown in purple). This extends into the area hatched orange which is Wrexham Council land as set out previously. Review of Drg No 1798/04/A also shows that the 2.4m x 114m visibility splay to the right at the application access sits entirely within the Bridge House visibility splay along the Bridge House frontage. It should also be noted that the existing Coolpoint access visibility splay to the right also passes over the land in front of the Bridge House site and the proposed relocated access point actually reduces the extent to which the visibility splay extends over this land.

In summary, the visibility splays shown on Drg No 1798/04/A sit within either Wrexham Council land that is to be maintained as grass land unless for road widening, with the adopted highway or sits within land that must be permanently maintained from obstruction to provide the 2.4m x 120m visibility splay to the left at the Bridge House access. Therefore, the highway authority can be confident that the visibility splays at the application access will be available in perpetuity.

Drg No 1798/04/A also includes dropped kerbs and tactile paving across the access point as requested in the memorandum. These have been shown at the narrowest point of access as suggested. This does result in the dropped kerbs and tactile paving being set back some distance from the natural desire line. Nevertheless, the exact location can be agreed with the highway authority when detailed engineering drawings are produced.

Parking & Turning Provision

The memorandum suggested that 18.55m articulated vehicles are permitted on the road. Previously, we tested a 16.5m articulated HGV. Please find attached Drg Nos 1798/SP/03 and 1798/SP/04, which present the swept path tracking movements of an 18m low loader and a 20m car transporter. The swept path tracking suggests that these vehicles can enter and exit the Site in a suitable manner.

Public Transport provision

There is an existing bus stop located to the east of the proposed access and the highway authority has suggested that this will need to be relocated as part of the development. This is shown on Drg No 1798/04/A. The exact details and location of the bus stop can be agreed when the detailed engineering plans are prepared.

I trust we have now addressed the highways/transportation issue highlighted in the memorandum as requiring further information. If you have any queries or require further information, please do not hesitate to contact me.

Yours faithfully

Ben Jackson
Director

cc File/2

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