

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0663 Res(5)	Your Ref:	P/2023/0663
Date:	22/01/2025		

TOWN AND COUNTRY PLANNING ACT 1990

MYNEDIAD GIAT NEWYDD I FAES PARCIO PRESENNOL / NEW GATED ACCESS TO EXISTING PARKING AREA

IPSEN BIOPHARM LTD ASH ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM

Grid Ref: E 337447 N 350289

I refer to your consultation / email dated 22/11/2024 and revised layout plan (Drg. No. 1008/004 Rev A & 1008/003 Rev E) in respect of the above.

Access

The proposed development site is located on Abenbury way which is an unclassified road subject to a 40mph speed limit.

Based on speeds of 40mph, any proposed / existing access would require visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Previously submitted plans have indicated the provision of a **2.4 x 97m splay in the northerly direction which is inadequate**. A visibility splay of 2.4 x 121m in the southerly direction has previously been indicated which is acceptable.

Another proposed development on the Wrexham Industrial Estate (ref: P/2023/0280) will be required to provide a commuted sum via a Section 106 Agreement to fund a blanket 30mph speed limit / TRO for the whole industrial estate.

As it is not possible to provide the required splays as indicated above, the applicant has offered to fund the above process in order to reduce the speed limit to 30mph. The reduction of the speed limit to 30mph would result in a requirement for 2.4 x 43m visibility splays for the new access which would be achievable.

The layout and design of the access would be dependent on the type / size and number of vehicles potentially using the access. The proposed access is 6m wide with 6m kerb radii which would be considered acceptable for cars / occasional refuse vehicle as proposed.

The proposed sliding gates indicated on the submitted layout plan are setback a distance of approximately 12m behind the edge of carriageway which is considered acceptable.

The Local Highway Authority (LHA) will require any proposed access to be surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off where an access falls towards the adopted highway. This detail has been indicated on the revised layout plan.

The proposed access (if supported) will require dropped kerbs / tactiles to serve as a pedestrian crossing setback towards the narrowest point with 2m footways extending up to this point on both sides of the access – **Detail not shown on Drg. no. 1008/003 Rev E / Tactiles shown in incorrect location on Drg. No. 1008/004 Rev A . The LHA recommend the applicant provides a revised layout plan indicating the above detail. Appropriate drainage ie/ gullies or Aco drain will be required to intercept any private surface water run off. Detail shown on revised layout plan.**

The new limit of adoption would need to extend to the back of tactiles / dropped kerbs – **Detail not shown.** This work will require a s.38/278 agreement. **This detail needs to be indicated on a revised layout plan.**

It is understood that Ipsen Biopharm currently lease units 41 – 44 Abenbury Way and utilize this existing access to serve parking spaces located at the rear of Ipsen. However, it is understood that the lease for the use of these units along with the use of the existing access is due to expire and the new access is required to service the existing parking spaces.

It is assumed that no spaces other than the 33 spaces indicated on the revised layout plan (Drg. No. 1008/004 Rev A) will be able to utilise the new access. It is understood that the anticipated vehicle movements through the new access would be around 40 cars plus twice weekly waste collection ie/ 84 daily movements minimum dependent on whether staff leave the site for lunch or for other trips. **The LHA recommend that the applicant confirms exactly which parking spaces would be utilizing the new access to generate the 40 no. daily movements and clearly annotates (using colour key) these spaces on a revised layout plan.** If the proposed access is intended to serve a significant number of other spaces on the complex then this may require the submission of further details to review the adequacy of the proposed access eg/ if the proposal included a significantly higher volume of vehicle movements, then the proposed access may require the provision of a right hand turning lane on Abenbury Way.

Parking / Turning Provision

It is understood that the anticipated vehicle movements through the new access would be around 40 cars. The revised layout plan (Drg. No. 1008/004 Rev A) appears to indicate 33 proposed spaces on the western side of the site and 3 main car parking areas to the eastern side of the site (approx. 110 spaces).

As indicated above, **the LHA recommend that the applicant confirms exactly which parking spaces would be utilizing the new access to generate the 40 no. daily movements and clearly annotates (using colour key) these spaces on a revised layout plan.** It is assumed that no spaces other than the 33 spaces indicated on the revised layout plan (Drg. No. 1008/004 Rev A) will be able to utilise the new access.

Car Parking Management Plan (CPMP)

If the application is supported, the LHA recommend any permission includes a condition requiring the submission of a car parking management plan to limit the number of parking spaces that can utilise the proposed access and other existing parking spaces on the site are not accessed via the new entrance.

The applicant has submitted an aerial screenshot indicating the location within the site where refuse vehicles currently collect refuse/recycling from and turn. It is understood that this arrangement will continue.

In conclusion, the LHA request the following information:-

- The proposed access (if supported) will require dropped kerbs / tactiles to serve as a pedestrian crossing setback towards the narrowest point with 2m footways extending up to this point on both sides of the access – **Detail not shown on Drg. no. 1008/003 Rev E / Tactiles shown in incorrect location on Drg. No. 1008/004 Rev A . The LHA recommend the applicant provides a revised layout plan indicating the above detail.**

The new limit of adoption would need to extend to the back of tactiles / dropped kerbs – **Detail not shown.** This work will require a s.38/278 agreement. **This detail needs to be indicated on a revised layout plan.**

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Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Appendix

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 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.

A handwritten signature in black ink on a yellow rectangular background. The signature appears to be 'P. Palmer' written in a cursive, slightly slanted style.

On behalf of Chief Officer, Environment & Technical