

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0358	Your Ref:	P/2023/0358
Date:	29/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ESTYNIAD UNLLAWR YN Y CEFN I DDARPARU GOFOD STORIO (OLWEITHREDOL) **/ ERECTION OF SINGLE STOREY REAR EXTENSION TO** **PROVIDE STORAGE SPACE (IN RETROSPECT)**

UNIT 2 OAKWOOD HOUSE BLACKWOOD BUSINESS PARK ASH ROAD SOUTH **WREXHAM INDUSTRIAL ESTATE WREXHAM** **Grid Ref: E 337647.75 N 350147.78**

I refer to your consultation / email dated 23/06/2023 in respect of the above.

Access

The proposed development site is located on Ash Road South which is an unclassified road subject to a 40mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the centerline of the adjoining highway in accordance with TAN 18. I assume that the above splays would have been required by condition for the original business park.

Visibility from the existing communal access serving the business park onto Ash Rd South appears acceptable in the easterly direction providing a splay in excess of 2.4 x 120m. However, visibility in the westerly direction is approximately 2.4 x 43m measured to the nearside edge. Visibility is impeded in this direction by vegetation in the existing verge (unadopted).

I assume this will be looked at by Planning Enforcement.

Parking & Turning Provision

Based on LPGN 16 Class B1 use, the proposed extension (96m² gfa) would require a maximum of 3 additional parking spaces. There would appear to be sufficient space to the rear of the building to accommodate at least 3 spaces.

I therefore raise no objections on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical