

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2023/0408	Your Ref:	P/2023/0408
Date:	14/08/2023		

TOWN AND COUNTRY PLANNING ACT 1990

GOSOD OFFER A PHEIRIANNAU A GWAITH CYSYLLTIOL / INSTALLATION OF PLANT EQUIPMENT AND ASSOCIATED WORKS

UNIT 1 MAELOR WORKS CROSS LANES WREXHAM

Grid Ref: E 338189.33 N 348078.91

I refer to your consultation / email dated 27/07/2023 in respect of the above.

Access

The proposed development site is accessed off the Maelor Works Complex which was previously occupied by the Wales Gas Transmission Offices / Business. The site currently appears to be used by a number of businesses ie/ Wales & West Utilities, Flo Gas, Quantum, Ningbo and the company occupying the light industrial / warehouse buildings located at the north west corner of the site.

It is unclear if all of these businesses have planning consent to operate from this site.

The access is located off the B5130 which is a rural, classified 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 in accordance with TAN 18. Visibility from the existing access appears adequate in the north easterly direction providing a splay in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway. However, visibility in the south westerly direction is inadequate providing a splay of approximately 2.4 x 60m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow / tree. I assume the applicant does not have control of this land to carry out improvements.

I would not normally be able to support any proposed development that is likely to generate any significant increase in vehicle movements compared with its previous use (ie/Wales Gas Transmission Offices / Business). However, this is an existing access and I understand the previous use did generate a significant number of vehicle movements.

The existing access onto the B5130 Holt Road is approximately 7.3m wide with 15m kerb radii. The access benefits from tapered slip lanes on both sides.

I would therefore normally recommend that any proposed development is limited to what was previously experienced / permitted at the site. The previous Wales Gas Transmission Business would appear to have generated significantly more movements than are currently being generated at the site.

I would normally recommend that the applicant provides details of the current / previous daily traffic movements generated by the existing / former businesses through this access and details of what daily vehicle movements are anticipated for the proposed development. However, it is unlikely that any previous traffic generation data can be found for comparison purposes.

Parking and Turning Provision

It appears that Ningbo already park their vehicles (typically HGVs) at the site with the fleet being out on the road all week and only returning to the site during the weekends. The proposed building will be used as cover to work on trucks and trailers to keep them roadworthy.

There would appear to be ample parking and turning space available within the curtilage of the site.

Assuming the existing Ningbo use is deemed acceptable and has any necessary planning consent, I would have no objections to the proposed development on highway grounds.

Supplementary Notes

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



Chief Officer, Environment & Technical