

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Simon Greenland
Our Ref:	ET/DC/MM/P/2021/0744	Your Ref:	P/2021/0744
Date:	10 th March 2022		

**Haulage Yard adjacent to Smithy Service Station, B5605 From Newbridge Road To Whitehurst, Pentre, Chirk, LL14 5AN
Erection of HGV workshop and MOT Centre**

Further to your email / consultation dated 16/11/2021 in respect of the above, I apologise for the delay, and would comment as follows:-

The proposal is to relocate an HGV workshop and testing site from the AN Richards site in Froncysyllte to the companies haulage yard in Pentre.

Traffic generation

The proposal is not expected to generate significant extra traffic. By relocating existing HGV movements from the site in Froncysyllte, it is agreed that there will be a positive impact on traffic levels in the village.

Access junction

The redeveloped haulage yard site is assumed to use the existing access on to the B5605.

The planning statement mentions that vehicles will be taken to Border Tachograph in Pentre as part of the test, and therefore HGVs will need to exit and enter the site to and from the north as well as the south. The existing access is angled to facilitate access to/from the south and requires a tight turn to travel north. It may be necessary to alter the access junction to accommodate to allow HGV movements to and from both directions on the B5605. In turn this may require a slight relocation of the bus stop.

A vehicle tracking diagram should be provided to confirm that the largest vehicles expected to use the site can make all movements at the access junction safely, without needing to realign once they have started the turn, and without undue use of the opposing carriageway.

Conclusion

The applicant is asked to confirm whether any amendments will be made to the site access junction to allow HGV access to and from the north. Vehicle tracking should be provided to confirm that the largest vehicles using the site can make all turns safely and without undue use of the opposing carriageway.

Provided the site access junction is shown to be appropriate, there will be no highways reason why planning permission should not be granted.

A handwritten signature in black ink, featuring a large, stylized initial 'K' followed by a series of connected loops and a long horizontal stroke.

Chief Officer, Environment & Technical