

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0862	Your Ref:	SH/P/2022/0862 Res(1)
Date:	19/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD I UNED DDIWYDIANNOL / EXTENSION TO INDUSTRIAL UNIT

DRAGON HYDRAULICS UNIT 3 ABBEY ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM

Grid Ref: E 338236.51 N 350663.87

I refer to your consultation / email dated 12/10/2022 in respect of the above.

The proposed development site is located on Abbey Road North which is an unclassified road subject to a 40mph speed limit. Although vehicles may well typically travel at 40mph approaching from the south east, I would estimate typical speeds at being around 30mph for vehicles approaching from the west given the geometry of the road.

Access

Assuming the above speeds, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in the south easterly direction and 2.4 x 43m in the westerly direction measured to the nearside edge of the adjoining highway in accordance with TAN 18 / Manual for Streets.

Visibility from the existing 7.3m wide access is adequate providing splays in excess of the above requirements.

Parking & Turning Provision

Based on LPGN 16 requirements, the existing Class B1 use (450m² gfa) would normally require a maximum of 15 spaces. The proposed extension (Class B1 use) would normally require a maximum of 4 additional spaces equating to a total maximum requirement of 19 spaces. There would appear to be 18 no. marked out spaces to the front of the site and around 6 no. spaces on a hardcore area to the western side of the site. The existing / proposed level of parking provision is considered adequate. **It may be considered appropriate to request a more detailed plan indicating these spaces.**

There would appear to be adequate space for turning of vehicles within the curtilage of the site.

I therefore have no objections to the proposed development and recommend that any permission include the following condition:-

CONDITION

ZJ41

026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

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