

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0411 **Your Ref:** SJG/P/2022/0411
Date: 5th May 2022

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 504 Land Next to Unit 33, Abenbury Way, Wrexham Industrial Estate, Wrexham.

Development: Erection of Industrial Unit.

I refer to your consultation / email dated 03/05/2022 in respect of the above.

Access

The proposed development site is located on an existing industrial complex off Abenbury Way. Abenbury Way is a classified road subject to a 40mph speed limit.

Assuming typical speeds of 40mph, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the access serving the existing industrial complex onto Abenbury Way is adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

Layout

The existing industrial complex appears to provide a turning head at the western end of the site which I assume is provided to facilitate the turning of larger articulated HGVs that may visit the existing industrial units.

Parking Provision

Based on LPGN 16 – B2 General Industrial Use, the proposed development (186m² gfa) would require a maximum of 4 no. parking spaces. The submitted layout plan indicates the provision of 4 no. spaces which is considered adequate.

There would appear to be adequate communal parking areas generally in the existing industrial complex for cars / vans.

I have no objections to the proposed development on highway grounds and recommend any permission include the following conditions:-

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing no. @@@ shall be fully laid out, surfaced / marked with white lining materials and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

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