

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0057 **Your Ref:** SEH/P/2022/0057
Date: 3rd February 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: 381 495 Land South of Bridge Road North, Wrexham Industrial Estate, Wrexham.
Development: Development of battery energy storage centre.

I refer to your consultation / email dated 24/01/2022 in respect of the above.

Access

The development site is located on Bridge Road North 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 nearside edge of the adjoining highway in accordance with TAN 18.

Could you please ask the applicant to indicate the full extent of the required splays from the proposed access in both directions on a suitably scaled layout plan.

Could you please ask the applicant to clarify the precise dimensions of the proposed access and whether it is intended to form a dropped kerb crossing or an access with kerb radii. This should be annotated on a suitable scaled layout plan. If operational vehicle movements are relatively low, it may be considered acceptable to construct a dropped kerb crossing. Such an access will be required in the first instance to serve as a construction access for which s.184 consent will be required.

I understand that the proposed development will require up to 10 site personnel at any one time during the anticipated 6 month construction period. I understand that once operational, the development will only require parking for 2 employees.

However, I would recommend that the applicant submits further details / plans in respect of parking / turning provision during the construction period and once operational. Further details on the maximum size of vehicles likely to visit the site during the construction phase and once operational will be required.

Details of where and how such vehicle will enter, park, turn and exit the site will be required (ie. swept path details).

The setting back of any permanent gates shall take into account the maximum size of vehicle visiting the site once operational. I assume that any gates will be left open during the construction phase during the day and will only be temporary. Further clarification is required by the applicant.

Traffic Generation

The anticipated level of vehicle movements during both the construction phase and once operational is considered to be relatively low and is unlikely to have any detrimental impact on the local highway network.

Parking and Turning Provision

The proposed development will need to provide adequate parking and turning provision during the construction phase and once operational for the maximum size / length of vehicle likely to visit the site. Further details including a suitably scaled layout plan showing the above details will need to be provided.

Proposed Lighting

Any proposed internal lighting scheme must not provide any disabling glare / distraction to drivers on the adjoining highway. This should be controlled by a suitable planning condition.

Construction and Traffic Management Plan (including provision for contractor parking)

I would recommend that any permission includes a condition requiring the submission of a **Construction Traffic Management Plan** including the following information:-

- Detailed plan of the proposed site including temporary access arrangements / dimensions and proposed visibility splays along Bridge Rd North.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.

- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Traffic / Streetworks Section – Contact Jamie Edge on Tel: 01978 729643 for advice).
- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.
- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.

In principle, I have no objections to the proposed development. **I await the requested information.**

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. E.', is positioned above the title of the Chief Officer.

Chief Officer, Environment & Technical