

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1096 **Your Ref:** JK/P/2021/1096
Date: 24th November 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 381 498 Land North of Bridge Road Business Park, Ash Road South, Wrexham Industrial Estate, Wrexham.

Development: Change of use from Class B2 (General Industry) and Class B8 (Storage & Distribution). Unit A to be storage. Unit B - Speculative. (Partly in Retrospect)

I refer to your consultation / email dated 15/11/2021 in respect of the above.

Access

The proposed development site is located on Ash Road South 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.

The submitted layout plan (**ESW-LAW-X-X-DR-A-910003 Rev C05**) indicates the provision of splays of 2.4 x 120m in both directions along Ash Rd South. The proposed splays would be considered acceptable. **However, could you please ask the applicant to plot the full extent of these splays on a revised layout plan.**

The existing / proposed access currently serves the Bridge Business Centre which is occupied by a number of office units. The proposed / existing access is 7.3m wide with kerb radii of less than 15m as it was never intended to provide access to 16.5m long HGVs. I would recommend that the existing kerb radii are increased to 15m in order to accommodate the turning movements of larger HGVs. **Could you please ask the applicant to annotate this detail on a revised layout plan.**

The existing access road including footway on the southern side leading to the site has not been surfaced or provided with appropriate crossing points. Previous planning consents required the construction of a 2.0m wide footway along Ash Road South providing a continuous footway link up to the junction with Bridge Road North. This footway has not been constructed.

I would recommend the construction of a 2.0m wide footway along the site frontage along Ash Road South up to the junction with Bridge Road North and a footway link on the northern side of the existing access road in the interest of highway safety. Appropriate dropped kerb / tactile crossing points will be required at the narrowest point of the access

There would appear to be 2 no. existing gullies just inside the private access road. **Could you please ask the applicant to confirm where these gullies drain to eg/ existing highway carrier drain in Ash Rd South. I would suggest that the applicant liaises with our Streetscene Section – contact Kevin Edwards on Tel : 01978 729732 on this matter.**

I assume that the applicant would want to offer the first section of the access road and associated footways for adoption by the Council. If the proposed access road, footways and associated drainage can be provided to an adoptable standard then the Council would consider adoption up to the proposed dropped kerb crossing points. **Please ask the applicant to confirm the above. I would recommend the applicant submits a revised layout plan indicating this detail (see note).**

Parking & Turning Provision

I understand that the Unit A is proposed for Class B8 Storage use and Unit B is proposed for a speculative Class B2 (General Industry) / Class B8 (storage) use. The proposed parking provision of 28 spaces for Unit A and 26 spaces for Unit B is considered acceptable.

There would appear to be adequate space within curtilage of both sites to accommodate the turning movements of a 16.5m long HGV.

Service & Delivery Management Plan

I would recommend a condition requiring a service & delivery management plan (SDMP) which would need to limit the number of vehicles / HGVs on site at any one time.

The SDMP should include a statement that no vehicles associated with the site shall park / wait on the adopted highway.

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, 3, 4 & 5 of the supplementary notes.

Note to applicant

The detailed design, layout, drainage and construction of the new access and footway shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works. The developer will need to enter into an agreement with the Council under Section 38 / 278 of the Highways Act 1980 so that the new section of road and footway can be adopted for maintenance at the public's expense.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out



Chief Officer, Environment & Technical