

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2021/0560 **Your Ref:** SEH/P/2021/0560

Date: 13th January 2021

TOWN AND COUNTRY PLANNING ACT 1990

AILDDATBLYGU BASN CAMLAS AR GYFER DEFNYDD BUSNES LLOGI CYCHOD GAN GYNNWYS CODI 2 ADEILAD A MAN STORIO / REDEVELOPMENT OF CANAL BASIN FOR USE AS BOAT HIRE BUSINESS INCLUDING ERECTION OF 2 BUILDINGS AND STORAGE ENCLOSURE. TREVOR BASIN NEW ROAD TREVOR WREXHAM

Grid Ref: E 327218 N 342423

Further to your email / consultation and associated updated information 12/11/2021 in respect of the above and the revised submitted drawings, I comment as follows:-

Access

The proposed development site is located off Tower Hill, Acrefair. The proposed development has an existing access onto Tower Hill which is an unclassified road north of the site subject to a 30mph speed limit. Based on speeds of 30mph any proposed access would normally require visibility splays of 2.4 x 43m in both directions measured to the adjoining highway in accordance with Manual for Streets.

TRB-BWB-HGN-XX-DR-TR-100 S2 P4 – Proposed Access Arrangements, show the visibility splays as requested, 2.4m x 43.0m as per Manual for streets.

This is accepted by WCBC Highways Development Control

(Drg. No. 2019 38 26 Rev V17 - Trevor Boat Base GA Proposed Site Access Plan) & Drg No. 2019 38 27 V27 - Trevor Boat Base GA Proposed Site Access Plan 2 - dimensions an access road width of 5.0m and a 2.0m wide pedestrian provision shown within the red line site boundary. It is noted these are separate facilities. Existing palisade fence to be removed, 2.0m asphalt surfacing with edge kerbs to link route to existing pedestrian pathway with guarding timber knee high rail and raised kerb adjacent to parking bays and car park vehicular circulation. The proposed GA for the internal access arrangements are an access road width of 4.8m and a 1.8m wide pedestrian route with with protective raised half battered kerb, only dropped /flush to road where necessary for vehicular access.

This is accepted by WCBC Highways Development Control

Parking and Turning Provision

Swept Path Analysis & Internal site movements, detailed on TRB-BWB-HGN-XX-DRTR111 S2 P4 Parking space dimensions of 2.4m x 4.8m are detailed on (Drg. No. 2019 25 V17 Trevor Boat Base GA Proposed Site Plan.

(Drq. No. 2019 38 26 Rev V17 - Trevor Boat Base GA Proposed Site Access Plan) & Drq No. 2019 38 27 V27 - Trevor Boat Base GA Proposed Site Access Plan 2 – details additional parking for café, staff and boat users within the adjacent parking area, a total of 18 spaces are proposed. This is a refinement from the previous layout submissions and we require confirmation a S106 agreement is implemented to secure the pedestrian access and parking arrangements as shown on the revised submitted plans for the perpetuity of the development.

'Vehicular Access & Parking Management Plan' has been reviewed and satisfies the previous request for information.

The above submitted drawings documents are accepted by WCBC Highways Development Control. We will require confirmation a S106 agreement is implemented to secure the pedestrian access and parking arrangements as shown on the revised submitted plans for the perpetuity of the development.

Servicing / Deliveries / Waste Collection

We would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated waste collection.

Traffic Signs/Road Markings

Appropriate road markings and signing strategy are to be submitted to WCBC traffic department for review and subsequent bilingual approval.

Street Lighting

Appropriate street lighting strategy and layout are to be submitted to WCBC Street lighting Department for review and approval.

Construction Traffic Management Plan

I would recommend that a Construction Traffic Management Plan including provisions for contractor parking is submitted and approved prior to commencement of works.

Surface Water Drainage

Any proposed surface water drainage system will require approval from the SuDS Approval Body (SAB). I would recommend that the applicant contacts our Flood Management Team (Tel: 01978 729735 / 729813) at an early stage for advice.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ10 ACCESS APPROVED AS PART OF APPLICATION

039R Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. @@@@. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.
E05NA

- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ28**
028R **PROVISION OF VEHICULAR CYCLE PARKING FACILITIES**
Prior to first use of the development on-site vehicular and cycle parking facilities shall be provided in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles and cycles.
- ZJ45**
026R **CONSTRUCTION TRAFFIC MANAGEMENT PLAN**
No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.
- NONSTD**
026R **SERVICE DELIVERY MANAGEMENT PLAN**
No development shall take place until a Service and Delivery Management Plan (SDMP) to include (but not limited to) the details of frequency of deliveries, type of delivery vehicles to be used, management of car parking to facilitate delivery vehicles has been submitted to and approved in writing by the local planning authority.
- ZJ37**
026R
E06N
E07N **SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: delete as appt *

- 1) Detailed layout, design, drainage and construction of the proposed new footway/ carriageway,

The scheme as is approved shall be fully implemented prior to first use of the development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

