

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2018/0755

Your Ref: PF/P/2018/0755

Date: 2nd October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 471 369 Maelor Forest Nurseries Ltd, Ellesmere Road, Bronington, Wrexham.

Development: Erection of an Agricultural Building.

I refer to your consultation dated 06/09/2018 in respect of the above.

The proposed development site is located on the A495 Ellesmere Road which is a classified, rural road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing / proposed access serving the development site appears adequate in both directions.

The existing access is approximately 22m wide reducing to 7.5m wide for the first 30m behind the adjoining carriageway. The access is surfaced with hard bound materials and is considered adequate to serve a development of this nature. The private access track leading to the development site is typically 3.0m wide but there are some informal passing places along this track where 2 no. vehicles can pass simultaneously.

I understand that no additional staff will be employed at the site as a result of the proposed development. I would therefore recommend that the applicant submits a layout plan indicating the proposed car parking arrangements and also provides an indication of the total number of staff employed at the site.

I have no objections in principle to the proposed development and recommend any permission includes the following condition:-

CONDITION

ZJ23
035R

(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

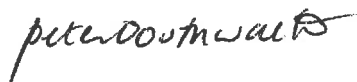
No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

Note to Applicant

Public Footpath no. 65 (Bronington) passes immediately to the west of the development site and should not be interfered with.



 Planning Control Manager