

MEMORANDUM



From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0732 **Your Ref:** PF/P/2018/0732
Date: 17th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 496 Lloyds Animal Feeds, Bridge Road North, Wrexham Industrial Estate, Wrexham.

Development: Erection of new raw material storage for animal feed factory.

I refer to your consultation dated 17/09/2018 in respect of the above.

The proposed development site accesses onto a section of unadopted road which I understand is maintained by the WCBC Assets Section. **I would recommend the WCBC Assets Section is consulted on the suitability of any access serving the site in this location.**

Any proposed / existing access onto Bridge Road North 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.

Visibility at the junction of the unadopted access road along Bridge Road North appears adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

The submitted layout plan (Drg. No. 1664-001) appears to indicate the construction of a new access off the unadopted road alongside the existing access serving the site. It is not clear if the new access is intended for use by just HGVs or also staff vehicles exiting from the internal car park. I assume an appropriate scheme of signage and white line marking will be employed at the site to manage vehicle movements safely.

The submitted plan (Drg. No. 1664-001) indicates the swept path movements of a 16.5m long HGV entering / turning and exiting the site and are considered acceptable.

I assume that appropriate visibility will be provided from the proposed access along the unadopted road but this detail has not been indicated on the submitted layout plan.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

peter doothwaite

pn Planning Control Manager