

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: 26th October 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 21/09/2021 in respect of the above, 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. The private access road leading to the site is typically 3.1 – 3.8m in width and cannot accommodate the simultaneous passage of 2 vehicles. (Drq. No. 2019 38 26 Rev V16 - GA Proposed Site Access Plan) dimensions road widths of 5.0m and 1.6m pedestrian provision that shown outside the red line site boundary. This does not reflect the request as per the previous highways response of having a 5.5m road width and 2.0m pedestrian footway delineated by a kerb.

After further review we would accept a reduction in road width of 4.8m and pedestrian provision in the form of a footpath and delineating kerb with a width of 1.8m.

We request the applicant provide the updated access road width and pedestrian facilities on scaled drawings. (Drq. No. 2019 38 25 Rev V16) & (Drq. No. 2019 38 26 Rev V16)

Should the applicant pursue the separate access road and pedestrian facilities as shown on the latest received plans, the applicant will be required to secure the pedestrian access and use relating to perpetuity with a S106 agreement, we would stipulate a minimum pedestrian width of 1.8m to be shown on the plans. We assume a suitable planning condition will be incorporated to impose the above detail if the applicant wishes to pursue this arrangement.

Parking and Turning Provision

Swept Path Analysis & Internal site movements, detailed on TRB-BWB-HGN-XX-DR-TR111 S2 P4 – tracking encroaches onto 4 car park spaces to facilitate the turning movement we await the requested service delivery management plan and implemented strategy.

Parking space dimensions of 2.4m x 4.8m are detailed on (Drg. No. 2019 38 26 Rev V16 - GA Proposed Site Access Plan). We await the response to the previous request providing details of the previous daily traffic movements generated by the former business through this access and details of what daily vehicle movements are anticipated for the proposed business. Staffing requirements/parking facilities to be confirmed. This information has not been provided and an estimation of 15 cars per day has been used within the transport assessment.

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.

We await the requested information

I recommend that any permission include the following 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 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R 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 PROVISION OF VEHICULAR CYCLE PARKING FACILITIES

028R 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 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R 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 SERVICE DELIVERY MANAGEMENT PLAN

026R 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 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R 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 *

E06N

E07N

- 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.



Chief Officer, Environment & Technical