

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment & Planning

Our Ref: P/2018/0661 **Your Ref:** P/2018/0661

Date: 17 September 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2954 5345 Brymbo Iron and Steel Area, Brymbo
Development: One narrow gauge train maintenance development, one single storey building incorporating the temporary use of four shipping containers, one additional shipping container alongside building, associated lamp hut building, narrow gauge track and parking to be constructed , two stationary heritage train carriages on isolated track , security fence to perimeter, four shipping containers alongside existing path for storage

I refer to your revised consultation dated 17 September 2018 in respect of the above.

The proposed access is located on a classified highway subject to a 30 mph speed limit for which Welsh Government recommends a visibility splay measuring 2.4 x 43m in both directions. Whilst the existing access does not provide the recommended splays it would appear possible to create these splays by cutting back the hedges / vegetation either side of the access.

The access is to be used for the parking of 3 members of staff and the occasional service vehicle. It is not intended for use by visitors to the proposed narrow gauge rail.

I therefore recommend that any permission include the following conditions:

CONDITIONS

- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**

035R

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

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.

peter o'neill

Service Manager Environment