

MEMORANDUM

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

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

Date: 10 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 consultation dated 13 August 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. The existing access does not provide the recommended splays.

Whilst this is an existing access it doesn't appear to have generated any significant volume of traffic for a number of years.

It is unclear from the submitted plans and planning statement what level of traffic is likely to be generated by the proposed use. It is unclear whether the access is intended for future use by visitors to the narrow gauge rail.

Can you please ask the applicant to provide further information on the specific intended use of the site and clarify the number of parking spaces required for that specific use.

Peter Dosthwan

mh Service Manager Environment