

MEMORANDUM

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

Our Ref: P/2018/0573 **Your Ref:** P/2018/0573

Date: 13 August 2018

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

Location: O. S Grid Ref: 3199 5309 Land at Mold Road Industrial Estate, Gwersyllt
Development: Demolition of existing industrial units and outline application for residential development

I refer to your consultation dated 13 July 2018 in respect of the above.

The site is currently occupied by a few small industrial units served by an existing access on to Hardwick Drive – an unadopted road that serves the recently constructed Mold Road residential estate.

It is proposed to construct a new access road into the site to adoptable standards. A pedestrian footway will be constructed along the full length of the site which will link into the existing footways on Hardwick Drive.

Adequate of road car parking is provided for each proposed dwelling.

The traffic generated by the development is likely to be broadly similar to what could potentially be generated from the existing industrial units,

There is a former factory unit in the middle of the site which is now used a gym and indoor sports facility. There appears to be adequate off road parking provided for the existing uses.

I recommend any permission include the following conditions:

CONDITIONS

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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.

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 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.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R

E06N

E07N 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:

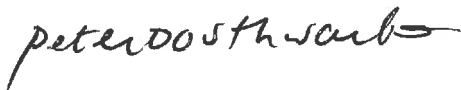
- 1) Detailed layout, design, drainage and construction of the proposed new access road
- The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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.



 Service Manager Environment