

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2018/0240

Your Ref: MR/P/2018/0240

Date: 13th April 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 369 492 Lyan Packaging Supplies, Clywedog Road South, Wrexham Industrial Estate, Wrexham.

Development: Removal of temporary storage building and container and construction of extension to existing storage unit including new link between two existing units.

I refer to your consultation dated 04/04/2018 in respect of the above.

Access

The proposed development site is located on Clywedog Road South which is an unclassified road located on Wrexham Industrial Estate which is subject to a 40mph speed limit.

Any proposed / existing access in this location would normally require visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway. Visibility at the existing access is adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

The access serving the development site is approximately 8.6m wide and is shared with Wilsons Accident Repair Centre

Parking & Turning Provision

Parking and turning provision at the proposed development site appears adequate.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Peter Oormwante

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Planning Control Manager