

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0792 **Your Ref:** KH/P/2016/0792
Date: 9th September 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 493 Wrexham Recycling Centre, Redwither Road, Wrexham Industrial Estate, Wrexham.

Development: Erection of building in relation to Bio Mass Process.

I refer to your consultation dated 10/02/2016 including layout plan (Drg. No. 1369/01) in respect of the above.

The proposed development site is located on Redwither Road which is a classified road subject to a 40mph speed limit.

Access

Assuming typical speeds of 40mph, any proposed / existing access in this location would normally be required to provide a visibility splay of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The existing business appears to have 2 no. access points onto Redwither Road. However, I understand that only the westerly access will be used by those vehicles (typically HGVs) servicing the proposed biomass facility.

Visibility from the existing / proposed access appears adequate providing splays in excess of 2.4 x 120m in both directions.

The existing access surface is in poor condition and kerbing across the access is in poor condition. I would recommend that the access is re-surfaced (with hard bound materials) / re-kerbed for a minimum distance of 10m behind the adjoining carriageway. The applicant will need to apply for s.184 consent to carry out these works.

Traffic Generation

I understand that the biomass / recycling process already takes place at the site. I understand that the proposed building will simply provide a storage and drying facility to improve the existing process. The proposed development is therefore unlikely to result in any significant increase in vehicle movements at the site.

Parking Provision

The proposed building has a gross floor area of 645m². Based on LPGN 16 Class B2 Use, the proposed offices would require a maximum of 13 spaces. The proposed parking arrangements at the existing site appear congested. However, I understand that it is only proposed to employ an additional 3 no. staff as a result of the development. I also understand that a number of existing staff on site are to be transferred to another plant in Widnes shortly which will free up existing spaces in the existing car park.

Adequate turning space is provided within the curtilage of the site for HGVs to turn / maneuver.

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

CONDITION

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R No part of the development shall commence until a scheme detailing the construction
E06N of the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage, re-surfacing & re-kerbing of the existing access.*

The scheme as is approved shall be fully implemented prior to first use of the development.

Note to Applicant

- s.184 Consent

The resurfacing and re-kerbing of the existing access can be carried out under a s.184 consent. Please ask the applicant to contact Jo Giles on Tel: 01978 729670.

Supplementary Notes

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

Peter O'Malley

Mr

Service Manager Environment