

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0074 **Your Ref:** SEH/P/2018/0074
Date: 9th March 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 497 Ardagh Group, Ardagh Metal Bevearge, Bridge Road North, Wrexham Industrial Estate, Wrexham.

Development: Extension to existing industrial unit.

I refer to your consultation / email dated 06/03/2018 including Layout Plan (Drg. No. M093/003) in respect of the above.

Access

The development site is located on Bridge Road North which is an unclassified road subject to a 40mph speed limit. Although vehicles may be travelling up to 40mph approaching the existing access from the north east, I would estimate typical speeds at being around 30mph for vehicles approaching from the south west given the proximity to the junction with Redwither Road.

Based on the above speeds, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in the north easterly direction and 2.4 x 43m in the south westerly direction measured to the nearside edge of the adjoining highway in accordance with TAN 18 / Manual for Streets.

Visibility from the existing access is adequate in the south westerly direction providing a splay of approximately 2.4 x 100m measured to the nearside edge of the adjoining highway. However, visibility in the north easterly direction appears to fall short of the requirements of TAN18 providing a splay of approximately 2.4 x 95m measured to the nearside edge of the adjoining highway. Visibility appears to be restricted in this direction by the existing hedgerow / boundary fence.

I would normally not be able to support any proposed development that is likely to result in any significant increase in vehicle movements utilizing this access. However, no information relating to existing traffic generation (daily vehicle movements) and anticipated traffic generation as a result of the proposed development have been provided. Details of existing and proposed staff numbers would also be useful. **Could you please ask the applicant to provide the above information. Could you please ask the applicant to provide a suitably scaled layout plan indicating the proposed / available visibility splays from the existing access and indicate whether they have control of the land to the east of the site to improve visibility.**

The existing access is approximately 8m wide with 11m kerb radii. The access has barriers setback approximately 25m behind the adjoining carriageway and is considered adequate to service large HGVs.

Traffic Generation

No information relating to existing traffic generation (daily vehicle movements) and anticipated traffic generation as a result of the proposed development have been provided. Details of existing and proposed staff numbers would also be useful. **Could you please ask the applicant to provide the above information.**

Parking & Turning Provision

I assume that the proposed extension would come under Class B1 – Business Use which requires a maximum of 1 car space per 30m² gross floor space. The submitted application indicates an existing gross floor area of 30,440m² (Class B2 Use) and 518m² gfa for the proposed extension.

Based on Class B2 Use (1 space per 50m² gfa), the existing factory would normally require a maximum of 609 parking spaces. The proposed extension (Class B1) would normally require a maximum of 17 parking spaces.

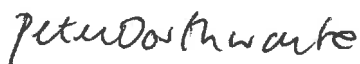
Could you please ask the applicant to provide details of existing / proposed parking provision and details of the maximum number of vehicles (cars & HGVs) that are typically present on site at any one time.

Details of existing HGV parking and turning facilities have not been provided.

I await the requested information.

Supplementary Notes

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



Service Manager Environment