

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/1000	Your Ref:	KH/P/2017/1000
Date:	15 th December 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 374 504 Unit 2, Abenbury Way, Wrexham Industrial Estate, Wrexham.

Development: Extension to existing factory and associated works.

I refer to your consultation dated 14/12/2017 in respect of the above.

The development site is situated on Abenbury Way which is an unclassified road subject to a 40mph speed limit.

Any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the car park is inadequate providing visibility splays of approximately 2.4 x 80m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing boundary fence.

The existing access serving the car park is approximately 5.4m wide with gates setback 7.6m behind the edge of carriageway.

I would therefore not normally support any proposed development that is likely to result in a significant increase in vehicle movements through this existing sub-standard access.

Traffic Generation

No details of anticipated increase in vehicle movements as a result of the development have been submitted. **Could you please the applicant to provide further details indicating anticipated daily vehicle movements as a result of the development.**

Parking Provision

In terms of parking provision at the proposed development site, I comment as follows:-

The proposed development appears to include an extension comprising 124m² gross floor area. Based on B2 Use, LPGN 15 would normally require a maximum of 1 space per 50m² gfa which would equate to maximum requirement of 2 additional spaces. The proposed development appears to result in the loss of 1 no. mobility parking space.

Could you please ask the applicant to justify the proposed level of parking provision (ie/ loss of 1 space) and include details of any additional staff that will be employed as a result of the development.

I await the requested information.

Peter Douthwaite

M Service Manager Environment