

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: EP/DC/PP/2016/0856

Your Ref: KH/P/2016/0856

Date: 19th September 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 471 369 Maelor Nurseries Ltd, Fields Farm, Ellesmere Road, Bronington, Wrexham.

Development: Alterations to form laboratories, canteen & toilets.

I refer to your consultation dated 15/09/2016 in respect of the above.

The proposed development site is located on the A495 Ellesmere Road which is a classified, rural road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing / proposed access serving the development site appears adequate in both directions.

The existing access is approximately 22m wide reducing to 7.5m wide for the first 30m behind the adjoining carriageway. The access is surfaced with hard bound materials and is considered adequate to serve a development of this nature. The private access track leading to the development site is typically 3.0m wide but there are some informal passing places along this track where 2 no. vehicles can pass simultaneously.

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

I would not envisage this development to result in any significant increase in vehicle movements compared with existing movements.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Note to Applicant

Public Footpath no. 65 (Bronington) passes immediately to the west of the development site and should not be interfered with.

peter southworth

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Service Manager Environment