

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0677 **Your Ref:** PF/P/2016/0677
Date: 20th July 2016

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 324 493 Wrexham Training, Ruabon Road, Felin Puleston, Wrexham.

Development: Demolition of Central Block / Workshop and Siting of Storage Containers.

I refer to your consultation dated 18/07/2016 in respect of the above.

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

Any proposed / existing access 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 access onto Ruabon Road serving the existing industrial estate is adequate providing splays in excess of 2.4 x 120m in both directions.

The proposed storage business is not considered likely to generate any significant number of daily vehicle movements compared with the previous use of the site ie/ Coleg Cambria Training Centre. Parking for such a facility is typically directly outside the storage containers for which adequate space appears available.

It is not clear what specific use is proposed for the existing office buildings (approx. GFA 297m²). However, based on an assumed Class B1 use, LPGN 16 would normally require a maximum of 1 car space per 30m² equating to a maximum requirement of 10 spaces. A total of 13 spaces appear to be proposed for the offices which is considered adequate.

The internal (private) access serving the site is approximately 6.2m wide and gated 5m behind the estate road. If larger transit vans are likely to visit the site (ie/ greater than 5m in length), then I would suggest that any gates are setback at least 10m to avoid any vehicle conflict on the internal estate road with vehicles visiting Magnets and Booker Wholesalers

I have no objections to the proposed development on highway grounds and recommend any permission includes the following condition:-

ZJ41
026R

GENERAL LAYOUT

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

Supplementary Notes

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

Peter Dornhwaite

nm Service Manager Environment