

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0735	Your Ref:	P/2016/0735
Date:	9 September 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2920 4357 Site of Wynnstay Technology Park, South of Llangollen Road, Ruabon

Development: Outline planning application (with all matters reserved) for mixed use development comprising the erection of 6 no. light industrial units (use B1) (140 sqm space per unit), erection of 1 no retail unit (A1/A3 use 370 sqm), erection of 9 no. four bedroom, three storey houses, erection of 28 no. 3 bedroom houses including 10 to be designated as affordable for local needs. Provision of 3300 sqm of amenity woodland area and 1085 sqm of public open space

I refer to your consultation dated 8 August 2016 in respect of the above site.

The development site is located with a proposed access on to a classified highway subject to a 30 mph speed limit; for which Welsh Government guidelines Manual for Streets recommends splays of 2.4 x 43m in both directions. It is possible to construct an access with splays concurrent with Welsh Government recommendations.

Traffic generation from the proposed site uses is unlikely to be significantly greater than its existing class use; it is considered that this will not have any significant detrimental impact on the local highway network.

There are a number of issues with the submitted plan but as the application is in outline only with all matters reserved, it is only the principle of development that is being established.

Any reserved matters application will need to ensure the following points are addressed.

- The access must be constructed with adequate width and kerb radii to cater for HGV vehicles delivering to the proposed A1 retail unit.
- Parking provision for the A1 /A3 retail unit is well below LPGN 16 recommendations.
- Any new development will require a minimum 1.8m wide footway along the full frontage of the site.

- The provision of a new cycle route to link the site access to the existing cycle route on Llangollen Road.
- Adequate turning area for the light Industrial use.
- Dedicated car parking areas up to 30m from the dwellings will lead to residents parking their vehicles on the road as close to the property as possible. Consideration should be given to providing on plot parking for each individual dwelling.
- The internal layout of the estate must meet current highway design standards.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ15
038R**

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

peter anthony

AM Service Manager Environment