

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2016/0785

Your Ref: SEH/P/2016/0785

Date: 31st August 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 505 390 BEFESA Salt Slags Ltd, Mereside Industrial Park, Fenns Bank Road, Bronington, Wrexham.

Development: Proposed Loading Bay Extension.

I refer to your consultation dated 22/08/2016 in respect of the above.

The proposed development site is located on Fenns Bank Road which is a rural, classified 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 access serving the development site is inadequate in both directions providing splays of approximately 2.4 x 120m in the north westerly direction and 2.4 x 70m in the south easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

The existing access serving the site is approximately 45m wide reducing to 8.2m wide at a distance of 14m behind the adjoining carriageway. The access is paved with hard bound materials and is gated approximately 14m behind the adjoining carriageway.

I would therefore not normally support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access.

I would normally recommend that the application be REFUSED for the following reason:-

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, I understand that the proposed development is simply to provide a covered area so the loading of materials to be taken off site can be undertaken undercover to control dust and provide protection against inclement weather. I understand that there will be no additional staff employed as a result of this development and there will be no increase in vehicle movements at the site.

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.

peterwoodhouse

SM Service Manager Environment