

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2016/0739                 | <b>Your Ref:</b> | P/2016/0739                                  |
| <b>Date:</b>    | 15 September 2016           |                  |                                              |

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

**Location:** O. S Grid Ref: 2763 5213 Tomlinsons Dairy, Five Crosses Industrial estate, Minera

**Development:** Phase 2 extension of the existing main dairy building to provide additional cold storage, trolley return and packaging storage, replacement of existing raw milk silos, extension to existing hardstanding to facilitate HGV circulation, Manoeuvring and parking and formation of new staff car park with car only access off Gwernygaseg Road and landscaping

I refer to your consultation dated 8 August 2016 concerning the above.

The proposed access from Five Crosses Industrial Estate provides adequate visibility splays on to the A525 classified highway.

The access through the Five Crosses Estate is an unadopted road under part private ownership and part Council (Economic Development) ownership.  
I would suggest that you consult Economic Development in respect of their land ownership.

The proposed development will not generate any additional HGV movements at the site.

However the staff car park will now only be accessible via Gwernygaseg Road.  
Visibility at the proposed access is concurrent with Welsh Government recommendations.  
The submitted plans demonstrate an access which directs traffic leaving the site southwards. I would prefer to see the access allow vehicles to leave the site in both directions as I feel the proposal could lead to drivers wishing to travel north making potentially dangerous turning manoeuvres on Gwernygaseg Road.

There is more than adequate capacity on Gwernygaseg Road to cater for the additional generation of traffic from the staff car park.

The increase in staff car parking spaces will ensure that there is more than adequate dedicated off road parking provided within the curtilage of the development site.

I recommend any planning permission include the following conditions:

## CONDITIONS

### **NONSTDC PARKING AND MANOEUVRING TO BE KEPT CLEAR**

**035R**

The vehicular parking and turning areas as shown on the approved drawing shall be fully laid out, surfaced and drained prior to first use of the Blow Moulding Building proposed by P/2016/0740. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

**ZJ39**

### **VERGE CROSSING**

**026R**

Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

**ZJ46**

### **NO PRIVATE SURFACE WATER RUN OFF**

**026R**

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

## NOTES

### **NONSTD VERGE CROSSING LICENCE**

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

*Pete Doonan*

*P/* Service Manager Environment