

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0068	Your Ref:	P/2016/0068
Date:	1 March 2016		

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

Location: O. S Grid Ref: 3094 4864 Erection of 5 no. industrial units (B1, B2 and B8 uses) together with associated access road and parking
Development: Land North of CTM Wholesale, Croesfoel Industrial Estate, Rhostyllen

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

The site access provides adequate visibility on to the Croesfoel industrial Estate access road. The estate road forms the minor road arm to a ghost island priority controlled T junction with A5152 Wrexham Road. The junction can suffer from queueing back along the estate road particularly at the evening peak hour when traffic flows on the main road are at their maximum.

The trip generation from the 5 proposed units is likely to be no more than 10 during the evening peak hour. This level of traffic generation is not considered to detrimentally impact on the operation of the Croesfoel estate road junction with the A5152 Wrexham Road. It would therefore be difficult to justify a refusal on highway grounds.

Parking is provided for 38 vehicles which meets the maximum standards of LPGN 16.

I recommend any permission include the following condition:

CONDITION

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. 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.


Service Manager Environment