

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2016/0127

Your Ref: SEH/P/2016/0127

Date: 1st March 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 500 Proserve Logistics Ltd, Unit 12, Ash Road North, Wrexham Industrial Estate, Wrexham.

Development: Extension to warehouse, erection of detached canopy building for deliveries, over cladding of existing building and construction of additional parking area.

Access

I refer to your consultation dated 18/02/2016 in respect of the above.

The proposed development site is located on Ash Road North which is an unclassified road subject to a 40mph speed limit. Although typical vehicle speeds may well be around 40mph for vehicles travelling from the north, I would estimate typical vehicle speeds at being around 30mph for vehicles approaching from the south given the proximity to the junction with Abenbury Way.

Any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 120m to the north and 2.4 x 70m to the south measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing / proposed access serving the development site is adequate providing splays in excess of the above requirements.

The existing / proposed access serving the development site is 6.9m wide with around 9 – 10m kerb radii. The existing access provides a footway on the southern side of the access but has no footway into the site on the northern side. There are no suitable dropped kerb / tactile crossing points across the access which is not ideal.

Traffic Generation

No details of the existing / proposed daily traffic movements have been provided. **Could you please ask the applicant to provide details of the anticipated daily HGV and staff / visitor (car) vehicle movements at the site.**

Parking & Turning Provision

I understand that the total gross floor area at the site will equate to 4881m². Assuming Class B8 – Storage & Distribution Use for the whole site, LPGN 16 would normally require a maximum of 49 parking spaces.

It is unclear as to the total number of staff that are likely to be employed at the site and the anticipated maximum number of staff & visitors who will park on site at any one time. **Could you please ask the applicant to provide this information.**

It is unclear as to the total number of parking spaces proposed at the development site. **Could you please ask the applicant to provide a suitably scaled layout plan indicating the proposed number of parking spaces at the site.**

It is unclear as to the maximum size of HGV likely to visit the site (eg/ 16.5m long HGV) and how many HGVs are anticipated to be on site at any one time. **Could you please ask the applicant to provide this information.**

I await the requested information

Supplementary Notes

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



Service Manager Environment