

MEMORANDUM

From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0769

Your Ref: JGK/P/2011/0769

Date: 7th November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 387 499 Wrexham Recycling Park, Bryn Lane, Wrexham Industrial Estate, Wrexham.

Development: Development and operation of a mechanical / biological treatment facility including a road sweeping processing facility, ancillary offices and welfare facility.

I refer to your consultation dated 24/10/2011 in respect of the above.

The proposed development site is located on Bryn lane which is an unclassified road subject to a 40mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions 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 in both directions providing splays in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway.

The existing access currently serves the Household Waste Recycling Centre and has the benefit of a right hand turning lane.

It is envisaged that the proposed Mechanical Biological Treatment Plant will employ 8 no. staff and will generate 75 no. HGV vehicle movements per day. Based on these anticipated movements, it is estimated that a total of 22 vehicle trips will be generated in the weekday AM and PM peak hours and a total of 14 in the weekend peak hour. It is considered that the existing access / junction serving the development site onto Bryn Lane has the capacity to accommodate these additional vehicle movements and will not have any detrimental effect on the adjoining highway.

Adequate parking and turning provision is proposed at the development site.

I therefore have no objections to the proposed development and recommend that any permission include the following conditions:-

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing no. WR7042 / 19 / 09 Rev 0 – Dated 15/08/2011 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.

Supplementary Notes

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



Infrastructure Manager