

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0737

Your Ref: SJG/P/2011/0737

Date: 18th October 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 335 497 European Sheeting Ltd 6 – 8 Salisbury Road, Wrexham.

Development: Temporary use of land for part open air storage (2.2m high max) and vehicle turning circle, in connection with existing factory sheeting business.

I refer to your consultation dated 11/10/2011 in respect of the above.

The proposed development site is located on Salisbury Road which is a classified, residential road subject to a 30mph.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the site is inadequate in both directions providing splays of approximately 2.4 x 11m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions in that the required splays would cut across 3rd party land belonging to the properties either side of the access.

The access serving the site is approximately 4.8m wide and provides access to 3 no. existing residential properties and the business itself which is located to the rear.

Any proposed / existing shared access would normally be required to provide a minimum access width of 4.8m in order to facilitate the simultaneous passage of 2 no. vehicles.

Parking provision at the proposed development site appears adequate. There would appear to be at least 17 no. spaces available for parking.

Given the inadequate level of visibility at the existing access, I would normally not wish to support any proposed development that is likely to result in any significant increase in vehicle movements through this sub-standard access.

However, I understand that current deliveries of the finished timber sheeted panels are made to a site on Bridge Street using a large delivery vehicle followed by several additional trips being made by a small delivery truck to move these panels to the Salisbury Road site. This arrangement is in place due to the restricted turning space available at the Salisbury Road site for larger vehicles. I understand by providing the improved turning space at the development site, fewer deliveries can be made directly to the site by a larger fixed wheel delivery vehicle delivering the same amount of goods. It is therefore likely that overall vehicle movements to the site will actually be reduced with the proposed storage / improved turning facilities.

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

CONDITION

**ZJ24 (PRE COMMENCEMENT) TURNING AREA / MANOEUVRING TO BE KEPT
035R CLEAR**

No part of the development shall commence until further details of the proposed vehicular turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any such obstruction, and made available solely for the 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