

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0339 **Your Ref:** SJG/P/2011/0339
Date: 3rd June 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 276 520 Land at Minera Building Supplies Ltd, Five Crosses Industrial Estate, Minera, Wrexham.

Development: Erection of three buildings containing 11 no. two storey class B1, B2 and B8 office / workshop units with associated access, parking and landscaping.

I refer to your consultation dated 12/05/2011 in respect of the above.

The proposed development site is located on the A525 Ruthin Road which is a busy, classified road subject to a 60mph speed limit. However, a recently conducted speed survey determined 85th percentile values of 43mph for vehicles approaching from the south east and 45mph for vehicles approaching from the north west.

Based on these speeds, any proposed / existing access / junction would normally be required to provide visibility splays of 2.4 x 116m to the south east and 2.4 x 124m to the north west measured to the nearside edge of the adjoining highway (these figures being interpolated from Table A - Annex B).

Visibility from the existing access / junction with the A525 serving the proposed development site appears adequate in both directions providing splays in excess of the requirements of TAN 18.

In terms of the submitted layout plan (Drg. No. MBS/2009/182/7), I comment as follows:-

I understand that the largest vehicle likely to visit the site will be a pantechicon. I understand that the largest pantechicon can be 12m in length. Although the submitted layout plan only indicates the swept path analysis of a 10m long vehicle, it would still appear possible for the larger vehicle to turn within the curtilage of the development site. Although the proposed turning area is not ideal, it is unlikely to result in any adverse affect on the adjoining highway.

In terms of parking provision, I comment as follows:-

I understand that the proposed development is for combined B1, B2 and B8 use with a total gross floor space of 1370m². However, the submitted application does not provide a breakdown of gross floor areas for each use class in order to accurately assess the adequacy of the proposed parking provision.

However, based on B1 use, which requires 1 car space per 30 m², the proposed development would normally require a maximum of 46 no. spaces (1370m² gross floor space). Although only 36 no. spaces have been provided, there would appear to be additional parking available around the existing Minera Building Supplies complex which is under the ownership / control of the applicant. I would therefore consider the proposed level of parking provision to be adequate.

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

ZJ17A **VISIBILITY SPLAYS (NEAR SIDE)**
038R **EMPTY SPLAY**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 116 metres to the south east and 2.4 metres x 124 metres to the northwest measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R

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.

Supplementary Notes

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



Infrastructure and Planning Manager