

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0448 **Your Ref:** MP/P/2011/0448
Date: 8TH July 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 496 Plot 3, Coed Aben Road, Wrexham Industrial Estate, Wrexham.

Development: Change of use from storage unit with ancillary office and associated external works and parking to use as secure lock-up storage units and site landscaping.

I refer to your consultation dated 04/07/2011 in respect of the above.

The development site is situated on Coed Aben Road which is a classified road subject to a 40mph speed limit.

The proposed access shall 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.

The proposed access shall be a minimum width of 5.5m (see note).

The proposed access shall be hard surfaced for a minimum distance of 10m behind the highway boundary with no gates being erected within 5m of the adjoining carriageway.

No surface water run-off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access.

The proposed layout appears adequate to accommodate two way vehicle movements and to enable vehicles to exit the site in a forward gear.

In principle I have no objections to development proposals at this site and I would recommend any permission include the following conditions:-

CONDITIONS

ZJ15A VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R EMPTY SPLAY

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside 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.

- ZJ11 ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 5.5 metres.
- ZJ08 ACCESS SURFACE (10 metres)**
043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.
- ZJ09 NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ46 NO PRIVATE SURFACE WATER RUN OFF**
026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
- ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawing no. 5/2011/1 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 the following supplementary notes: 1,3,4 & 5

Note to Applicant:

In order to widen the existing access, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. The access / existing footway shall accommodate appropriate dropped crossing points including tactile paving to the satisfaction of the Highway Authority. This detail can be approved by exchange of letters.



Infrastructure and Planning Manager