

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0457 **Your Ref:** SJG/P/2010/0457
Date: 7TH June 2010

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 371 492 Unit 74, Clywedog Road South, Wrexham Industrial Estate, Wrexham.

Development: Extension to existing industrial unit.

I refer to your consultation dated 28/05/2010 in respect of the above.

I cannot fully assess the application due to lack of information.

Please ask the applicant to provide a more detailed plan of proposed access arrangements including proposed visibility splays and details of swept path analysis indicating how a 16.5m HGV will be able to turn within the curtilage of the development site.

It was observed during my site visit on 02/06/2010 that a significant number of vehicles were parked in the existing car park with very little spare capacity. It would appear that no Travel Plan has been submitted with this application in order to reduce the dependency on cars and actively encourage staff to use more sustainable modes of travel.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements including proposed visibility splays.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of the provision of adequate turning facilities for 16.5m HGVs.**
3. **No Travel Plan has been submitted with the application.**



p Operational Manager Traffic & Transportation