

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0211 **Your Ref:** LB1/P/2011/0211
Date: 4th April 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 371 481 Proposed Tetra Pak Link Road , off Southern Access Road, Wrexham Industrial Estate, Wrexham.

Development: Provision of gated field accesses off Tetra Pak Link Road.

I refer to your consultation dated 21/03/2011 in respect of the above.

The proposed field accesses will be located on a new section of carriageway proposed to serve Tetra Pak. This link will provide access from / to the factory onto the proposed Wrexham Industrial Estate Access Road (Southern Section).

I understand that this section of carriageway will be subject to a 60mph speed limit once completed. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

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 which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets.

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

CONDITIONS

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular accesses shall provide visibility splays of 2.4 metres x 56 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD ACCESS WIDTH

039R The vehicular accesses hereby approved shall be a minimum width of 4.8 metres.

NONSTD ACCESS SURFACE (10 metres)

043R Prior to first use of the vehicular accesses hereby approved, the accesses shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

NONSTD NO GATES

033R There shall be no gates or other means of enclosure across the vehicular accesses within 10 metres of the highway boundary.

NONSTD ACCESS GRADIENT

039R The vehicular accesses hereby approved shall be a maximum gradient of 1 in 10 (10%).

Supplementary Notes

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

Note:

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.



Infrastructure and Planning Manager