

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0202

Your Ref: MP/P/2011/0202

Date: 14TH June 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 365 408 Knolton Farmhouse Cheese, Oswestry Road, Overton, Wrexham.

Development: New build cold store building and change of use of existing unit into cold storage building and butter processing plant.

I refer to your consultation dated 16/03/2011 in respect of the above.

The proposed development site is served off the B5069 Oswestry Road which is a classified road subject to a 60mph speed limit. However, a recent speed survey indicated 85th percentile speeds of 42.5mph for vehicles approaching from the southwest and 40.5mph for vehicles approaching from the north east. Based on stopping sight distances of interpolated from TAN 18 Annex B Table A, would equate to stopping sight distances of 113m and 105m respectively.

Based on these determined speeds, it would appear that adequate lateral visibility is available from the existing access in both directions. Forward visibility for vehicles approaching the access from the north east also appears adequate providing a stopping sight distance of at least 105m. The provision of these splays requires the regular maintenance of the verge / hedgerow fronting the site and the hedgerow on the opposite side of the road on the approach to the site from the north easterly direction.

I would recommend that the applicant submits a layout plan indicating proposed parking and turning (for HGVs) facilities for the proposed development.

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

CONDITIONS

ZJ17A **VISIBILITY SPLAYS (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 113metres to the south west and 2.4 metres x 105 metres to the north east 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.

ZJ23
035R

(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are 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 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