

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0902

Your Ref: P/2010/0902

Date: 29 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3100 4630 Hafod Tileries, Hafod Road, Ruabon

Development: Change of use from stocking to mortar and concrete batching plant

I refer to your consultation dated 1 November 2010 in respect of the above site.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to be well below this limit. Visibility at the existing access is achievable.

The existing access is over 8m wide and can accommodate the simultaneous passage of two HGVs.

The site is located in a well established industrial area and the existing Hafod Road that gives access to the site is adequate in width and geometry to cater for additional HGV use.

The projected figures show a maximum of 76 HGV movements per working day when production reaches a peak in approximately 5 years time. For much of the time, particularly the winter, this is likely to be less due to market demand reducing during the winter months

76 HGV movements equates to approximately 10 per hour (one every 6 minutes) over the course of a working day.

It is considered that this level of traffic will have little detrimental effect on the adjoining highway particularly given its established industrial use.

It should however be noted that any increase above this level may cause some concern and it is recommended that a limit be placed upon permitted production output.

I recommend any permission include the following conditions:

CONDITIONS

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038R

VISIBILITY SPLAYS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 90 metres to the south and 2.4 metres x 70 metres to the north east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDR
038R

No further concrete batching processors or equipment shall be permitted within the site boundary.

Supplementary Notes

The applicants attention should be drawn to the following supplementary notes; 1, 3, 4, & 5



Infrastructure and Planning Manager