

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0131

Your Ref: MP/P/2011/0131

Date: 3rd March 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 370 493 Vacant plot of land south of Unit 54 Clywedog Road South, Wrexham Industrial Estate, Wrexham.

Development: Erection of 2 no. industrial buildings for office, industrial and warehouse use (use classes B1, B2 and B8).

I refer to your consultation dated 23/02/2011 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 parking arrangements at the proposed development site. A development of this nature will also require the submission of a suitable draft Travel Plan.

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 parking provision.**
3. **A suitable draft Travel Plan has not been submitted with the application.**

Notes:

- Any proposed access in this location would be required to 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.

Could you please ask the applicant to indicate the required splays on a revised layout plan.

- Insufficient detail has been provided in relation to specific gross floor areas and proposed class uses. I am therefore unable to assess the adequacy of the proposed parking provision.

Could you please ask the applicant to provide the required detail

- In terms of the proposed footway / cycleway provision along the site frontage, I comment as follows:-

I would recommend that a 2.0m wide footway only is provided along the site frontage which provides a continuous link with the existing footway fronting Malpas Tractors. I would recommend that 2 no. separate 3.0m wide shared footway / cycleway links are provided centrally at 90 degrees to the adjoining highway either side of the main access providing a link into the proposed parking areas. These links will require appropriate signage, warning tactiles and dropped kerbs. I would recommend that any proposed cycle shelters / stands are also located in these locations to the front of the development site.

Could you please ask the applicant to provide a revised layout plan indicating the above detail.

- Any existing lighting columns affected by the development shall be replaced with new columns/ lamps. Please ask the applicant to indicate this detail on a revised layout plan.
- Any submitted Travel Plan should include measures to promote the use of public transport for staff. I would recommend that the developer contributes a sum of £10,000 in order to provide 2 no. bus shelters / raised kerbs along this section of Clywedog Road South.

I await the requested information.



Infrastructure and Planning Manager