

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/JP/2010/0457 **Your Ref:** SJG/P/2010/0457
Date: 7TH July 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 and subsequent correspondence in respect of the above. In light of further information provided by the applicant I would comment as follows:

Turning Provision for Articulated HGVs

The applicant has provided a plan (Dwg 6659/L(9)01 Rev F) that demonstrates how an articulated vehicle can turn within the site. Improvements to the access are proposed to enable this manoeuvre.

Visibility

The applicant has provided a plan (Dwg Number 6659/L(9)02) indicating visibility splays of 2.4 x 120m from the access in accordance with TAN 18. However, the visibility splay to the right appears to pass over third party land and as such cannot be protected.

No traffic flow figures have been provided by the applicant. A coarse assessment of trips indicates that the existing development will generate approximately 86 trips per day. The extension would generate a further 52 trips per day. The increase in flow is therefore significant.

I would normally recommend that this application be refused on the basis that a suitable visibility splay cannot be provided in land under the applicants' control. However, should the applicant be able to demonstrate that protection of the visibility splay can be secured with the third party, then any planning permission should include the following conditions.

CONDITIONS

1. The access with Clywedog Road South shall provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstructions in excess of 1.0m height.
2. Parking provision within the development site shall be in accordance with LPGN 16.

3. Suitable turning facilities as set out on Dwg No Dwg 6659/L(9)01 Rev F shall be provided within the curtilage of the development site to facilitate turning movements of articulated HGVs.

REASONS

1. To ensure adequate visibility is provided at the proposed point of access to the highway.
2. To provide parking of vehicles clear of the highway.
3. To ensure reversing by vehicles into or from the highway is rendered unnecessary in the interest of highway safety.

Operational Manager Traffic & Transportation