

MEMORANDUM



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

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

Your Ref: MP/P/2011/0131

Date: 13 June 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 & B8).

I refer to your email dated 13/06/2011 including revised layout plan (Drg. No. 10/036/PL/03 Rev B) in respect of the above.

The proposed development site is on Clywedog Road South which is an unclassified road subject to a 40mph speed limit.

The proposed access will require visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The proposed access shall be 7.3m wide and incorporate 15m kerb radii. Appropriate dropped crossing points and associated tactile paving shall be incorporated across the main access.

The proposed access shall be surfaced using hard bound materials for a minimum distance of 15m behind the highway boundary with no gates being erected within 15m of the highway boundary.

Turning provision has been proposed within the development site to accommodate the turning movements of HGVs.

Parking provision at the proposed development site would normally require the provision of a maximum no. of 18 spaces for the proposed units on the southern side of the site (B8 use – 1765m²) and a maximum of 63 spaces for the proposed units on the northerly side of the site (B2 use - 946m², B8 use - 2307m² & B1 use - 635m²). In total 74 no. spaces have been proposed which represents an overall shortfall of 9%.

The submitted interim Travel Plan appears adequate but does not include any financial contribution to improve public transport facilities along this section of Clywedog Road South. I would recommend that the developer contributes a sum of £10,000 in order to provide bus shelters / raised kerbs along Clywedog Road South.

I would recommend the construction of a 2.0m wide footway along the frontage of the development site into the development site.

Appropriate cycleway links shall be provided on either side of the proposed access providing access to cycle shelter facilities.

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

CONDITIONS

ZJ15A **VISIBILITY SPLAYS IN BOTH DIRECTIONS (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 120 metres in both directions 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.

ZJ41 **GENERAL LAYOUT**

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. 10/036/PL/03 Rev B.

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**

035R The vehicular parking and turning areas as shown on approved drawing No. 10/036/PL/03 Rev B shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

ZJ35 **NEW 2.0 METRE FOOTWAY**

050R Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

NONSTD **COMMUTED SUM**

NONSTD A commuted sum of £10,000 shall be paid by the developer in order to provide bus shelters / raised kerbs along Clywedog Road South.
To support improved public transport facilities.

ZJ44 **TRAVEL PLAN (COMMERCIAL – END USER NOT KNOWN)**

055R A Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority following the first anniversary of first use of the development.

SUPPLEMENTARY NOTES

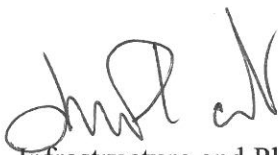
The applicant's attention should be drawn to the following supplementary notes: 1,3,4 & 5.

Note to applicant:

The detailed design, layout, drainage and construction of the new access and footway shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works. The developer will need to enter into an agreement with the Council under a Section 38 / 278 of the Highways Act 1980 so that the new section of road and footway can be adopted for maintenance at the public's expense.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highway Authority approve the proposed works to be carried out

Any existing lighting columns affected by the development shall be replaced with new columns/ lamps.



Infrastructure and Planning Manager