

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0531 **Your Ref:** MP/P/2010/0531
Date: 25TH June 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 497 Plot 2a, Coed Aben Road, Wrexham Industrial Estate, Wrexham.

Development: Erection of industrial unit.

I refer to your consultation dated 22/06/2010 in respect of the above.

The development site is situated on Coed Aben Road which is a classified road subject to a 40mph speed limit.

The proposed access 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 obstruction in excess of 1.0m in height in accordance with TAN 18.

The existing access only appears to be 4.1m wide. I would recommend that any proposed access serving the development site is a minimum width of 4.8m to facilitate the simultaneous passage of 2 no. vehicles.

The proposed access shall be hard surfaced for a minimum distance of 10m behind the highway boundary with no gates being erected within 5m of the adjoining carriageway.

No surface water run-off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access.

Parking provision at the proposed development site appears adequate assuming that the proposed development will be restricted to B2 – General Industry Use (LPGN 16).

I would recommend the provision of a suitable turning area to accommodate the turning movements of larger delivery vehicles.

In principle I have no objections to development proposals at this site and I would recommend any permission include the following conditions:-

CONDITIONS

1. The proposed access 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 obstruction in excess of 1.0m in height in accordance with TAN 18.

2. The existing / proposed access shall be widened to a minimum width of 4.8m (see note).
3. The proposed access shall be hard surfaced for a minimum distance of 10m behind the highway boundary.
4. No gates shall be erected within 5m of the adjoining carriageway and shall open into the development site.
5. No surface water run-off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be constructed across the access.
6. Parking provision at the proposed development site shall be in accordance with LPGN 16.
7. A suitable turning facility shall be provided within the curtilage of the development site to accommodate the turning movements of delivery vehicles.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure the the formation of a safe and satisfactory access.
3. To ensure that no deleterious material is carried onto the highway.
4. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
5. In the interests of highway safety.
6. To provide for parking of vehicles clear of the public highway.
7. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

SUPPLEMENTARY NOTES

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

Note to Applicant:

- *In order to widen the existing / proposed access serving the development site, the applicant will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980. The access / existing footway shall accommodate appropriate dropped crossing points including tactile paving to the satisfaction of the highway authority.*

- *I would recommend that the applicant liaises with our Highway Network Manager – Mr. Paul Fairclough (Tel: 01978 729730) to discuss the suitability of the location of the existing street lighting column fronting the access in relation to any proposed access widening.*

A handwritten signature in black ink, appearing to be 'P. Fairclough', written in a cursive style.

Operational Manager Traffic & Transportation