

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0071

Your Ref: P/2010/0071

Date: 19 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: **O. S Grid Ref:** 3280 5650 Former Arvin Meritor Site, Llay Industrial Estate

Development: Erection of warehouse, office and showroom.

I refer to your consultation dated 29 January 2010 in respect of the above site.

The site is located on an unclassified highway within the Llay industrial estate.

Vehicles will enter and leave the site via a proposed one way system. The new access crosses a verge which is under Council ownership but which does not form part of the adopted highway. The applicant will require agreement with the land owner in order to form an access over this verge.

A separate licence will need to be obtained from the Highway Authority in order to cross the footpath at the proposed access location

Vehicles leaving the site will do so via a private service road which the applicant has demonstrated he has rights to access over.

Adequate parking is provided to the front of the proposed site.

I recommend any permission include the following conditions:

CONDITIONS

J33C ACCESS HARD SURFACED

043R The proposed access shall be hard surfaced for a distance of 10m behind the highway boundary before the development is brought into use.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY
026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTDC BUILT IN ACCORDANCE WITH PLAN
026R Access to the development shall be by means of a one way system in accordance with the approved plan – drawing no.5916 –GA01 rev C

NONSTDC SUBMISSION OF FURTHER DETAILS (SITE ACCESS)
NONSTDR There shall be no development permitted on site until a scheme showing a detailed design and construction of the site access has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

NONSTDC VERGE CROSSING
NONSTDR There shall be no development permitted on site until the applicant has submitted evidence to demonstrate they have permission to cross the Council owned verge at the proposed access location.

Notes

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

E05N FOOTWAY CROSSING LICENCE

A licence will need to be obtained (as required by section 184 of the Highways Act 1980) from the highway Authority in order to alter the kerblin and cross the footpath at the access position. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. telephone 01978 297158.


For Operational Manager Traffic & Transportation