

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0217 **Your Ref:** SJG/P/2021/0217
Date: 6th May 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 393 492 James Jones and Sons Pallets & Packaging Ltd, Oak Road, Wrexham Industrial Estate, Wrexham.

Development: Construction of new biomass boiler house and fuel store, erection of new kilns, construction of new dry pallet store, associated ground works.

I refer to your consultation dated 24/03/2021 in respect of the above.

The proposed development site is located on Oak Road which is a classified road subject to a 40mph speed limit.

Access

The existing / proposed access already serves the existing pallet business and is of adequate design / layout to serve both cars and HGVs.

Assuming typical speeds of 40mph, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access appears adequate in the westerly direction providing a splay in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway. However, visibility in the easterly direction is reliant on the regular maintenance of the existing verge and trees / hedgerow along this section. The current available visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 75m measured to the nearside edge of the adjoining highway. **I would recommend that the applicant addresses this issue in order to provide the required visibility splay in perpetuity in this direction.**

The proposed development is considered unlikely to result in any significant increase in vehicle movements. Assuming the issue of visibility can be addressed, I would raise no objections in this instance.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical