

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2020/0599	Your Ref:	SEH/P/2020/0599
Date:	15 th December 2020		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 496 Lloyds Animal Feeds, Bridge Road North, Wrexham Industrial Estate, Wrexham.
Development: Erection of building for raw materials and associated plant.

I refer to your consultation dated 14/10/2020 in respect of the above.

Access

The proposed development site accesses onto a section of unadopted road which I understand is maintained by the WCBC Assets Section. **I would recommend the WCBC Assets Section is consulted on the suitability of any access serving this development in this location.**

Any proposed / existing access onto Bridge Road North would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility at the junction of the unadopted access road along Bridge Road North appears adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

The existing access serving the site is approximately 8.7m wide and is paved with hard bound materials. There is an existing barrier across the internal access located approximately 7m behind the adjoining unadopted highway.

Parking & Turning Provision

There would appear to be adequate parking & turning provision within the curtilage of the site.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read 'K. Williams', is positioned above the title. The signature is fluid and cursive.

Chief Officer, Environment & Technical