

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0474 **Your Ref:** MP/P/2020/0474
Date: 7th October 2020

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

Location: O. S Grid Ref: 328 566 Land at Rackery Lane, Llay, Wrexham.

Development: Erection of two industrial buildings.

I refer to your consultation dated 25/08/2020 in respect of the above.

Access

The proposed development site is located on Rackery Lane which is a busy, classified road subject to a 40mph speed limit.

Any proposed / existing access 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 from the existing access onto Rackery Lane serving the existing industrial units is adequate providing splays in excess of 2.4 x 120m in both directions.

The access off Rackery Lane serving the existing industrial units is 7.3m wide and is considered adequate to serve a development of this nature. The site itself is accessed via an internal access road passing through existing business units.

Parking & Turning Provision

The proposed development would come under LPGN 16 – B2 Use which requires a maximum of 1 car space per 50 m². Based on a gfa of 387m², the proposed development would require a maximum of 8 spaces.

I understand that the proposed units will typically involve cars / vans visiting the site for which there would appear to be sufficient parking and turning. I assume that larger HGVs will not be visiting the site.

I would therefore have no objections to the proposed development on highway grounds and recommend any permission includes the following condition:-

CONDITION

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(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

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, consisting of a stylized 'S' followed by a horizontal line and a small flourish.

Chief Officer, Environment & Technical