

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/2019/0914 **Your Ref:** SJG/P/2019/0914
Date: 27th January 2020

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

Location: O. S Grid Ref: 376 498 Unit 7 The Village Bakery (Wrexham) Ltd, Coed Aben Road, Wrexham Industrial Estate, Wrexham.

Development: Erection of two storey extension and new sectional door to existing building (in retrospect).

I refer to your consultation / email dated 24/01/2020 including email from DPA dated 24/01/2020 in respect of the above.

Access

Coed Aben Road is a classified road subject to a 40mph speed limit. TAN 18 would normally require any proposed / existing access to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing easterly access appears to provide a splay in excess of 2.4 x 120m in the north westerly direction which is considered adequate. However, visibility in the south easterly direction only appears to be approximately 2.4 x 90m being impeded by the existing boundary fence.

As part of previous planning application ref: P/2013/0856 (condition 3) I understand that the applicant was supposed to setback the existing boundary fence to provide the required visibility splays from both access points.

Condition 3 required "*a scheme of details to show visibility splays in either direction of the access points serving the site (areas edged red and blue) measuring 2.4 x 120m shall be submitted and approved*".

I assume that this issue will be dealt with / clarified by planning enforcement.

The existing access is 5.5m wide and is gated at least 20m behind the adjoining highway and is considered adequate to serve HGVs.

Parking & Turning Provision

Existing parking and turning provision at the bakery site appears adequate.

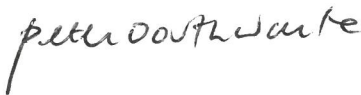
Traffic Generation

I previously requested further information relating to the anticipated daily increase in vehicle movements through this existing access point as a result of this development. Information relating to the anticipated % increase in daily vehicle movements compared with existing daily vehicle movements at the site would be considered useful.

The applicant has not provided this information but states that traffic movements will have reduced significantly (no figures provided) due to the bakery and offices having being demolished due to the fire last year. However, it is not clear as to whether a replacement bakery / office will be re-built.

Could you please request clarification on the above.

Assuming that the new development will not increase employee levels at the site and any increase in vehicle movements is insignificant, I would not raise any objections on highway grounds in this instance. I await the requested information.



 Chief Officer, Environment & Technical