

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0833 **Your Ref:** SEH/P/2019/0833
Date: 17th December 2019

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

Location: O. S Grid Ref: 382 490 Unit F Spectrum Business Park, Wrexham Industrial Estate, Wrexham.

Development: Alterations to boundary treatment and proposed entrance with vehicular recognition system / barrier.

I refer to your email / consultation dated 16/12/2019 in respect of the above.

The development site is located on an unclassified road subject to a 30mph speed limit which serves Spectrum Business Park. Any proposed / existing accesses along this section would typically require splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway.

The proposed development site appears to be served by a number of access points for HGVS and cars. The existing access points appear to be of sufficient design and provide adequate visibility which meet the above requirements.

The submitted layout plan (Drg. No. 5944-02 Rev B) indicates boundary fencing along the site frontage and modifications to access arrangements.

Any proposed fencing will need to be setback to ensure the above visibility splays are maintained. The proposed visibility splays from each access point appears to be adequate.

In order to prevent vehicles waiting on the adjoining highway, I would recommend that any proposed barriers are setback a minimum distance of 5m behind the adjoining carriageway. This detail has been indicated on the submitted layout plans.

I would recommend that the proposed kerbing / splitter island feature where an access point is being modified to an "in only" access is setback behind the adopted highway. This detail has been indicated on the submitted layout plans.

Any proposed changes to access arrangements will require appropriate signage ie/ in only, no entry. Any proposed signage will need to be located in private land and will need to be bilingual ie/ "Welsh over English". The signage detail indicated on submitted plan (Drg. No. 5944-02 Rev B) is considered acceptable.

The proposed chain and post fencing across the 2 no. HGV parking bays is likely to result in vehicles waiting on the highway. It is not clear how this will be managed to avoid this issue. **A suitable condition will be required to prevent this occurring.**

I would therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) Nos. -----.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

NONSTD GATES OPENING INTO SITE

033R Any proposed gates shall open into the site.

Supplementary Notes

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



 Chief Officer, Environment & Technical