

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: 7th 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 dated 17/12/2019 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 I understand that the applicant was supposed to setback the existing boundary fence to provide the required visibility splays from both access points. I assume that this issue will be dealt with 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

Could you please ask the applicant to provide 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.

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.

Peter Donthwaite

PN

Chief Officer, Environment & Technical