

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0598	Your Ref:	P/2019/0598
Date:	28 October 2019		

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

Location: O. S Grid Ref: East of the Fire Station, land at Gutter Hill, Johnstown
Development: Proposed commercial / industrial development for B1 and B8 use

I refer to your consultation dated 12 August 2019 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit for which Welsh Government guidelines recommends visibility splays measuring 2.4 x 43m in both directions. It would appear possible to achieve these splays from the proposed access.

Parking provision is concurrent with the standards recommended in LPGN 16 for B1 and B8 use.

A 2m wide footway is to be constructed across the full frontage of the site to link to the existing footway to the east.

LPGN 16 refers to the need for an area suitable for HGVS to load /unload and turn within the site for a B8 use. I would therefore recommend that the applicant submits swept path details for 16.5m HGVs to turn into / out of the site, and also turning circle for HGVs within the site. The swept path detail for vehicles leaving the site needs to demonstrate that the HGV stays within the nearside carriageway as I would have significant safety concerns if the HGV needed to use the offside carriageway in order to leave the site.

I have concerns whether the site is suitable for HGV use, so the applicant may want to consider limiting the proposed site deliveries to a smaller lorry of 7.5T maximum gross weight.

I don't envisage any traffic generation issues, but can you please ask the applicant to provide some traffic generation figures for the proposed use of the site.

I am unable to get the block plans to print at A1 so it is difficult to measure distances etc but just to confirm that for a 16.5m HGV we will require 7.3m wide access with a 15m radius.

Need to ensure that visibility out of Wrights garage (behind fire station) is maintained in perpetuity – it will certainly be improved by the provision of a 2m wide footway.

Given that Gutter Hill is so busy we will also be looking at SDMP and CTMP if the application is granted permission.

In its current form I am unable to support the application. Please ask the applicant to submit the details described above

peter Douthwaite

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Service Manager Environment