

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0841 **Your Ref:** MP/P/2017/0841
Date: 2nd February 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 384 495 Land opposite and west of RC Motors, Redwither Road, Wrexham Industrial Estate, Wrexham.

Development: Change of use from vehicle storage area to self-storage facility for up to 50 units and construction of new access and parking arrangements.

I refer to your consultation / email dated 31/01/2018 including revised layout plan (Drg. No. R087/002 Rev C) in respect of the above.

Access

The proposed development site is located on Redwither Road which is a classified road subject to a 40mph speed limit.

Any proposed access in this location would be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway. The submitted layout plan (Drg. No. R087/002 Rev C) indicates the provision of 2.4 x 120m splays in both directions measured to the nearside edge of the adjoining highway which is considered acceptable.

A visibility splay of 2.4 x 120m measured to the nearside edge of the adjoining highway must also be provided / maintained at the Dunster Rd / Redwither Rd junction in the westerly direction. Any proposed boundary fencing must be setback accordingly. This has been indicated on the submitted layout plan.

I would recommend a minimum access width of 5.5m. The access could take the form of a dropped kerb footway crossing. Any proposed access will need to be surfaced with hard bound materials for a minimum distance of 10m behind the adjoining highway. No gates shall be erected within 10m of the highway boundary.

No private surface water shall be allowed to flow onto the adjoining highway. I would recommend the installation of an Aco drain or similar across the proposed access to intercept any private surface water run-off.

In order to construct the proposed access, the applicant will need to submit an application for formal consent pursuant to Section 184 of the Highway Act 1980

Parking and Turning Provision

Adequate parking and turning provision will be required for both cars / vans and delivery vehicles (delivering storage containers) within the curtilage of the development site.

I understand that the maximum length of vehicle used to deliver the containers will be no more than 8.5m long which is considered acceptable. I understand that the largest vehicle accessing the site once the site is established would be a long-wheel base transit.

I therefore have no objections to the proposed development and recommend any permission includes 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 no. -----.

ZJ15A VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) 038R EMPTY SPLAY

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD VISIBILITY SPLAY (NEAR SIDE) - DUNSTER RD / REDWITHER RD JUNCTION 038R EMPTY SPLAY

Prior to first use of the development hereby approved a visibility splay of 2.4 metres x 120 metres to the west measured to the nearside edge of the adjoining highway shall be provided at the Dunster Rd / Redwither Rd junction. Within this splay there shall be no obstruction above the level of the adjoining carriageway. The splay shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ38 PAVEMENT CROSSING

026R Prior to first use of the development a pavement crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 5.5 metres.

ZJ08 ACCESS SURFACE (10 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ46
026R

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

E05NA

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



 Service Manager Environment