

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: 21st November 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 consultation dated 11/11/2019 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) 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 have not been indicated on the submitted layout plan. **I would recommend that the applicant provides a revised layout plan indicating the proposed visibility splays from each access point.**

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. 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. **I would recommend that the applicant provides a revised layout plan indicating this detail.**

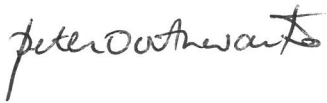
Any proposed changes to access arrangements will require appropriate signage ie/ in only, no entry. Any proposed signage will need to be located in private land and will need to be bilingual ie/ "Welsh over English". **I would recommend that the applicant provides a revised layout plan indicating this detail.**

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 await the requested information.

Supplementary Notes

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



Chief Officer, Environment & Technical

