

MEMORANDUM



From: Planning Control Manager

To: Chief Officer Planning & Regulatory

Our Ref: PR/DC/P/2019/0435

Your Ref: MRJ/P/2019/0435

Date: 18th June 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 497 396 Boundary Garage, Ellesmere Road, Bronington, Wrexham.
Development: Erection of replacement storage building.

I refer to your consultation dated 12/06/2019 in respect of the above.

Access

The proposed development site is located on the A495 Ellesmere Road which is a rural, classified road subject to a 60mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access appears adequate in the westerly direction providing a splay in excess of 2.4 x 215m measured to the nearside edge of the adjoining highway. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 80m measured to the nearside edge. Visibility is currently restricted due to the height of grass in the highway verge. However, even if this verge was maintained, full visibility does not appear achievable.

The existing access serving the development site is approximately 20m wide reducing to 8m wide at approximately 6.3m behind the adjoining highway. The access is gated at this point. The gates appear to be left open throughout the day to accommodate HGV movements. The access is surfaced with hard bound materials.

The proposed development appears to be for the replacement of an existing storage building with a slightly larger storage building. The submitted Supporting Statement indicates that there will be no additional vehicle movements anticipated as a result of the development.

Parking & Turning Provision

There would appear to be adequate parking and turning provision within the curtilage of the site.

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

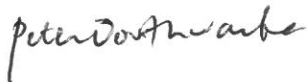
CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s).
@@@@@ shall be fully laid out, surfaced and drained prior to first use of the
development. These areas shall thereafter be permanently retained and kept free
of any obstruction, and made available solely for the parking and turning of
vehicles at all times.

Supplementary Notes

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



 Planning Control Manager