

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0924	Your Ref:	KH/P/2017/0924
Date:	22 nd November 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 387 408 A E Evans Ltd, Station Road, Lightwood Green Industrial Estate, Wrexham.

Development: Erection of steel portal framed building.

I refer to your consultation dated 07/11/2017 in respect of the above

Access

The proposed development site is located on the A539 Station Road which is a rural, classified road subject to a 40mph speed limit.

TAN 18 would normally require any proposed 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 main access onto Station Road is adequate in the westerly direction providing a splay in excess of 2.4 x 120m 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 40m measured to the nearside edge of the adjoining highway. Visibility in this direction is impeded by the existing hedgerow.

I would suggest that the applicant considers improving visibility in this direction by lowering / removing a section of the existing hedgerow.

The main access is approximately 11m wide and easily accommodates HGV movements. The access is paved with hard bound materials.

Proposed Building

I understand that the timber business primarily deals with the production of agricultural fence posts and manufacture of children's play equipment. The proposed building is simply providing a covered area where the play equipment will be made / assembled. This area is currently used for storage.

I understand that the business currently employs around 45 staff and the proposed development will only increase staff numbers by 2 or 3. The proposed development is considered unlikely to result in any significant increase in vehicle movements through the existing main access.

Parking and Turning Provision

Existing parking and turning provision at the site appears adequate for both HGVs and staff vehicles.

There would appear to be space in the 2 main car parks to the front of the site for at least 40 cars which appears adequate to cater for the existing / proposed business.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

peter oothwaite

PM. Service Manager Environment