

# MEMORANDUM



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**From:** Service Manager Environment                      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2017/0841                      **Your Ref:** MP/P/2017/0841  
**Date:** 28<sup>th</sup> November 2017

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## 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 30/10/2017 including revised layout plan (Drg. No. R087/002 Rev B) 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 B) indicates the provision of 2.4 x 120m splays in both directions measured to the nearside edge of the adjoining highway which would be considered acceptable. However, visibility in the westerly direction would appear reliant on crossing 3<sup>rd</sup> party land which would require a s.106 agreement with the adjoining landowner.

The applicant may wish to consider re-locating the proposed access further east. However, this would require the re-location of the existing bus stop / shelter.

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. **I would recommend that the required splay is indicated on a revised 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.

**Could you please ask the applicant to provide details of the size / length of vehicle that would deliver / remove any storage containers and swept path details of how such a vehicle will enter / park / turn and exit the site.**

I await the requested information.

Providing the applicant can satisfy the above requirements, then I would have no objections to the proposed development and recommend any permission includes the following conditions:-

### **CONDITIONS**

- |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZJ41</b><br>026R   | <b>GENERAL LAYOUT</b><br>Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>ZJ15A</b><br>038R  | <b>VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)</b><br><b><u>EMPTY SPLAY</u></b><br>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 near side 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.                                  |
| <b>NONSTD</b><br>038R | <b>VISIBILITY SPLAY (NEAR SIDE) - DUNSTER RD / REDWITHER RD JUNCTION</b><br><b><u>EMPTY SPLAY</u></b><br>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 near side 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. |
| <b>NONSTD</b><br>038R | <b>S106 AGREEMENT</b><br>The applicant shall enter into a s.106 agreement with the adjoining landowner to secure the required visibility splay in the westerly direction from the proposed access in perpetuity.                                                                                                                                                                                                                                                                                                                            |
| <b>ZJ39</b><br>026R   | <b>VERGE CROSSING</b><br>Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority (see note).                                                                                                                                                                                                                                                                                         |
| <b>ZJ11</b><br>039R   | <b>ACCESS WIDTH</b><br>The vehicular access hereby approved shall be a minimum width of 5.5 metres.                                                                                                                                                                                                                                                                                                                                                                                                                                         |

- ZJ08**  
043R      **ACCESS SURFACE (10 metres)**  
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**  
033R      **NO GATES WITHIN 10 METRES**  
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**

#### **VERGE CROSSING LICENCE**

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

*Peter Douthwaite*

*pp* Service Manager Environment