

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:	10 th November 2017		

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 dated 30/10/2017 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 A) indicates the provision of 2.4 x 80m splays in both directions measured to the nearside edge of the adjoining highway which would be considered inadequate.

It would appear possible to provide the required splays in both directions from the proposed access. However, providing visibility in the easterly direction is likely to require the setting back of the existing bus shelter behind the required splay.

Could you please ask the applicant to provide a suitably scaled layout plan indicating the full extent of the proposed / required splays from the proposed access including the setting back of the existing shelter with hardstanding.

The re-located bus shelter will require appropriate hardstanding constructed to an adoptable standard.

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, re-locate the bus stop and provide hardstanding, the applicant will need to submit appropriate construction details followed by 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.

Supplementary Notes

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



 Service Manager Environment