

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0526 **Your Ref:** MR/P/2017/0526
Date: 19th July 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 382 494 Entrec Ltd, Redwither Road, Wrexham Industrial Estate, Wrexham.

Development: Portakabin style office extension above existing similar unit and external staircase.

I refer to your consultation dated 12/07/2017 in respect of the above.

The proposed development site is located on Redwither Road which is a classified road subject to a 40mph speed limit.

The existing access is approximately 13m wide with gates setback 7m behind the adjoining carriageway.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Although visibility from the existing access is adequate in the north easterly direction, visibility in the south westerly direction is inadequate being approximately 2.4 x 60m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary fence and recently planted trees which front the development site.

Previous planning permission ref: P/2004/0327 for the change of use of building and land for use as tyre shredding and "end of life" vehicle dismantling included the following condition:-

Full details of the proposed fence shall be submitted for approval by the Local Planning Authority before the first use of the site hereby permitted and shall be set back behind the required visibility splay of 4.5 x 120m.

This condition has clearly not been implemented at the development site. I assume that this condition can be dealt with by our Enforcement Section.

The proposed office unit has a gross floor area of 21.6m². Assuming LPGN 16 Class B1 Use, the proposed office would require a maximum of 1 additional space. There would appear to be adequate parking and turning provision within the curtilage of the site.

In conclusion, I would not normally support any proposed development that would result in any significant increase in vehicle movements through this substandard access. However, it may be the case that the proposed office will not necessarily result in any significant increase in vehicle movements at the site.

Supplementary Notes

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

Peter Donnan

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Service Manager Environment