

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0275 **Your Ref:** P/2017/0275
Date: 11th April 2017

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 478 Fairfield Meats, Bedwell Road, Cross Lanes, Wrexham.

Development: Erection of storage building in association with Maelor Abbatoir and all associated works.

I refer to your consultation received on 05/04/2017 in respect of the above.

Access

The development site accesses onto Bedwell Road which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph given the geometry of the road.

Assuming typical speeds of 40mph, 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.

I understand that the existing access serving the development site currently provides access to an existing blacksmiths business and existing storage buildings associated with the abbatoir. The existing access is approximately 9.7m wide and gated 10.5m behind the adjoining carriageway. The access is surfaced with hard bound materials.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 80m in the northerly direction and 2.4 x 12m in the southerly direction measured to the nearside edge of the adjoining highway.

Visibility is impeded in the northerly direction in that the required splays would need to cut across 3rd party land (car park belonging to adjoining business). Visibility in the southerly direction is impeded by the existing shrubs / vegetation on land belonging to the adjoining property.

Existing Vehicle Movements

Given the lack of visibility at the existing access, I would normally not wish to support any proposed development that is likely to result in any significant increase in vehicle movements utilizing this sub-standard access. I understand that the proposed storage building would be used to store the skins of slaughtered animals. I understand that these skins would be transported each day from the

other side of the road using a large transit van typically generating 10 trips (20 movements) per day. In addition to this, I understand that a 16.5m long articulated lorry would visit the site typically every 2 days to collect the skins for export.

Given that a 16.5m articulated lorry will visit the site, I would normally recommend that any gates are setback a minimum distance of 20m behind the adjoining highway.

Details of the existing daily vehicle movements through this access have not been provided. However, the proposed additional traffic through this sub-standard access as a result of the development would appear to be significant.

Parking & Turning Provision

No specific details of where vehicles (including a 16.5m long articulated lorry) will park and turn for both the existing blacksmiths business and proposed storage building within the curtilage of the site have been provided.

I would therefore recommend the application be **REFUSED** for the following reasons:-

1. **There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.**
2. **The application does not show how adequate parking and turning is to be provided for both businesses within the curtilage of the development site.**

permitted waste

HP Service Manager Environment