

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0843

Your Ref: JS/P/2015/0843

Date: 2nd December 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 381 498 Land off Ash Road South, Wrexham Industrial Estate, Wrexham.

Development: Erection of Industrial Units Class B2 (Comprising two-storey office and warehouse accommodation) and single storey dust extraction building and associated car parking and storage area.

I refer to your consultation dated 01/06/2015 in respect of the above.

Access

The proposed development site is located on Ash Road South which is an unclassified road subject to a 40mph speed limit.

Any proposed / existing access in this location 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.

Visibility from the existing access in the south easterly direction is approximately 2.4 x 100m measured to the nearside edge of the adjoining highway which is considered adequate given the proximity of the junction with Bridge Road North. However, visibility in the north westerly direction is inadequate providing a splay of approximately 2.4 x 50m measured to nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow / vegetation along this section. These obstructions will need to be removed in order to support the proposed development.

The submitted layout plan (**Drg. No 04 Rev X**) indicates the provision of splays of 2.4 x 120m to the north west and 2.4 x 100m to the south east measured to the nearside edge of the adjoining highway. The proposed splays are considered acceptable.

The existing / proposed access currently serves the Bridge Business Centre which is occupied by a number of office units. The proposed / existing access is 7.3m wide with kerb radii of less than 15m as it was never intended to provide access to 16.5m long HGVs. I would recommend that the existing kerb radii are increased to 15m in order to accommodate the turning movements of larger HGVs.

The submitted layout plan (**Drg. No 04 Rev X**) indicates the provision of 15m kerb radii to the main access which is considered acceptable.

The existing access road including footway on the southern side leading to the site has not been surfaced or provided with appropriate crossing points. Previous planning consents required the construction of a 2.0m wide footway along Ash Road South providing a continuous footway link up to the junction with Bridge Road North. This footway has not been constructed.

I would recommend the construction of a 2.0m wide footway along the site frontage along Ash Road South and a footway link on the northern side of the existing access road in the interest of highway safety.

The above detail has been indicated on the submitted layout plan with the exception of the 2.0m footway along the site frontage. I would recommend the applicant submits a revised layout plan indicating this detail.

Parking & Turning Provision

The proposed development site comprises B2 General Industrial Use with a gross floor area of 3082 m². LPGN 16 would normally require a maximum of 62 spaces. The submitted layout plan (Drg. No. AL(0) 08 Rev C) indicates a total of 65 spaces which is considered adequate.

There would appear to be adequate parking and turning space for larger HGVs within the curtilage of the site.

Travel Plan

I would recommend that a Final Travel Plan is submitted for further approval by the Local Planning Authority following the first anniversary of first use of the development. I would suggest that the applicant contacts Jessica Pritchard (Regional Travel Plan Co-ordinator) on Tel: 01352 704544 to discuss the content of any proposed Travel Plan.

In principle, I have no objections to the proposed development. I await the requested information.

Supplementary Notes

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

Note to applicant

The detailed design, layout, drainage and construction of the new access and footway shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works. The developer will need to enter into an agreement with the Council under Section 38 / 278 of the Highways Act 1980 so that the new section of road and footway can be adopted for maintenance at the public's expense.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Peter Oortwade

PP Service Manager Environment