

PRE-APP RESPONSE

Proposed New Bakery & Offices, Village Bakery (Wrexham) Ltd, Ash Road South, Wrexham Industrial Estate



Design and Planning Associates Ltd
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Gareth Edwards

From: Dave Sharp <Dave.Sharp@wrexham.gov.uk>
Sent: 02 July 2015 14:53
To: Gareth Edwards
Subject: Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Gareth

Excellent meeting this morning and I don't think there are any issue's
Peter our highways surveyor just e mailed to ask if you had a staff travel plan
that could be submitted with the application, he was'nt sure if he had discussed it with you.

Cheers

Dave

Dave Sharp MRICS

Principal Building Control Surveyor/Prif Syrfewr Rheoli Adeiladu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

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Gareth Edwards

From: Dave Sharp <Dave.Sharp@wrexham.gov.uk>
Sent: 26 May 2015 09:32
To: Gareth Edwards
Subject: FW: VILLAGE BAKERY

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Gareth
Highways info which may have been sent to you
Dave

Dave Sharp MRICS
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From: Peter Douthwaite
Sent: 22 May 2015 16:33
To: Dave Sharp
Subject: VILLAGE BAKERY

Dave

I assume that the proposed access will need to accommodate the movements of 16.5m articulated vehicles, smaller HGVs and cars.

Ash Road south is a classified road subject to a 40mph speed limit. Planning permission would be required to construct any proposed access in this location.

- Any proposed access in this location would need 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 (Technical Advice Note 18 –Guidance for Visibility Splays). Such splays appear achievable from the proposed access point.
- Any proposed access in this location would need to provide adequate forward visibility in both directions providing a stopping site distance of 120m. Adequate forward visibility needs to be checked at the proposed access point.
- Any proposed access would normally require a minimum carriageway width of 7.3m with 15m kerb radii. Such an access would normally require a maximum gradient of 1:24 for the first 10m then 1:12 thereafter

- Any proposed access of this nature would need to be surfaced with hard bound material for a minimum distance of 20m behind the highway boundary with no gates being erected within 20m of the highway boundary. Appropriate measures would be required to prevent any private surface water flowing onto the adjoining highway.
- Adequate parking and turning provision would need to be provided within the curtilage of the development site.
- In order to assess the suitability of such an access in this location, details of anticipated daily traffic generation through this access would need to be submitted for further assessment. Such information may indicate the requirement for improvements to Ash Road South itself such as the provision of a right turning facility.

Pete Douthwaite

Senior Development Control Engineer Uwch Beiriannydd Rheoli Datblygu

01978 729689

* Wrexham County Borough Council, Environment Department, Abbey Road South, Wrexham Industrial Estate LL13 9PW

* Cyngor Bwrdeistref Sirol Wrecsam, Adran yr Amgylchedd, Ffordd Abaty De, Ystâd Ddiwydiannol Wrecsam, LL13 9PW

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Gareth Edwards

From: Dave Sharp <Dave.Sharp@wrexham.gov.uk>
Sent: 11 May 2015 14:36
To: Gareth Edwards
Subject: FW: Proposed manufacturing facility at Village Bakery, WIE

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Gareth
Below are the DC obs which include some highways
hope this is ok
I will check up on the others and forward them asap
Dave

Dave Sharp MRICS

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From: Dave Sharp
Sent: 10 March 2015 11:13
To: 'Gareth Edwards'
Subject: FW: Proposed manufacturing facility at Village Bakery, WIE

Gareth
Comments from Phil DC Officer following our meeting

Dave

Dave Sharp MRICS

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From: Philip Forster
Sent: 03 March 2015 15:20
To: Dave Sharp
Subject: Proposed manufacturing facility at Village Bakery, WIE

Dave,

Following on from our meeting on Friday regarding the above site from a planning perspective my only issue with the development is the impact upon existing habitat and how the final development proposal will meet the requirements of Local Planning Guidance Note 29. This is matter that Emma will comment on.

The proposed visual appearance of the structure is something that I would support.

Highways will comment separately on any highway safety issues.

Any formal planning application that may be submitted will require the following:

- Relevant planning application forms;
- Location plan 1:1250;
- Ecology report and surveys;
- Arboricultural Assessment;
- Transport Assessment (mandatory if development exceeds 5000m2 gross floor area – however highways did indicate that a TA should be provided which is supported by para. 8.7.2 of Planning Policy Wales); and
- Planning fee (depending on eventual proposed floor area).

Phil

Philip Forster

Planning Officer/Swyddog Cynllunio
Development Control/Rheoli Datblygu
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