

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0692	Your Ref:	KH/P/2015/0692
Date:	6 th October 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 493 Wrexham Recycling Centre, Redwither Road, Wrexham Industrial Estate, Wrexham.

Development: Erection of two-storey office block.

I refer to your consultation dated 21/09/2015 including layout plan (Drg. No. 1762) 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.

Access

Assuming typical speeds of 40mph, any proposed / existing access in this location would normally be required to provide a visibility splay 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 / proposed access appears adequate providing splays in excess of 2.4 x 120m in both directions.

The existing access surface is in poor condition and kerbing across the access is in poor condition. I would recommend that the access is re-surfaced (with hard bound materials) / re-kerbed for a minimum distance of 10m behind the adjoining carriageway. The applicant will need to apply for s.184 consent to carry out these works.

Parking Provision

The proposed office block has a gross floor area of 266m². Based on LPGN 16 Class B1 Use, the proposed offices would require a maximum of 9 spaces. The proposed parking arrangements at the site appear adequate providing a total of 9 no. spaces.

Adequate turning space is provided within the curtilage of the site.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

- ZJ15**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ37**
026R **SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
E06N No part of the development shall commence until a scheme detailing the construction
E07N of the following has been submitted to and approved in writing by the Local Planning
Authority: ***delete as appt ****
- 1) *Detailed layout, design, drainage, re-surfacing & re-kerbing of the existing access.*
- The scheme as is approved shall be fully implemented prior to first use of the development.*
- ZJ41**
026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **1762**.
- ZJ22**
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing no. **1762** shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Note to Applicant

- s.184 Consent

The resurfacing and re-kerbing of the existing access can be carried out under a s.184 consent. Please ask the applicant to contact Jo Giles on Tel: 01978 729670.

Supplementary Notes

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

Peter Oatman

Mr. Service Manager Environment