

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0686	Your Ref:	KH/P/2012/0686
Date:	10 th October 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 504 Cytec Engineering Materials Ltd, Abenbury Way, Wrexham Industrial Estate, Wrexham.

Development: Erection of 2 no. Sub-Stations for use by SP Energy Networks.

I refer to your consultation dated 26/09/2012 in respect of the above.

The development site is situated on Abenbury Way which is an unclassified road subject to a 40mph speed limit.

The development site appears to have 2 main access points served off Abenbury Way, one being located to the east of the main building serving the main car park and HGV deliveries and one to the west of the main building serving the smaller car park.

Any proposed / existing accesses 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 easterly access is adequate in the north easterly direction providing a splay in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway. However, visibility in the south westerly direction is inadequate providing a splay of approximately 2.4 x 100m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary fence fronting the site.

Visibility from the westerly access serving the smaller car park is inadequate providing visibility splays of approximately 2.4 x 80m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing boundary fence. There is also an existing utilities cabinet located just behind the highway boundary approximately 55m north east of the westerly access. This cabinet would prevent full visibility being achieved from the westerly access in this direction (NE) should the boundary fence be setback.

Although, I have no objections in principle to the proposed 2 no. sub-stations as they do not appear to reduce current available visibility splays from the existing access points, they do however appear to prevent the provision of the required visibility splays (ie/ 2.4 x 120m) from both existing access points serving the site should the applicant be required to provide full visibility splays in the future.

In order to support the recent planning application planning ref: P/2012/0667 for the construction of a two storey laboratory, may well require the provision of full visibility splays from the proposed access points.

However, I would suggest that the applicant considers setting back the existing utilities cabinet , proposed sub-stations, existing boundary fence and any other obstructions to visibility along the site frontage in order to maximize visibility from the existing access points in the interest of highway safety.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read "Peter O'Mahony".

Network and Infrastructure Manager