

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0517	Your Ref:	KH/P/2012/0517
Date:	17 th September 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 building for use as an office and the erection of a building for use as a storage unit.

I refer to your consultation dated 14/09/2012 in respect of the above.

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

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 access serving the existing / proposed 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.

The existing access is 5.5m wide which facilitates the simultaneous passage of 2 no. vehicles. The access is hard surfaced for at least 10m behind the highway boundary with gates erected approximately 8m behind the adjoining carriageway.

In terms of parking / turning provision at the proposed development site, I comment as follows:-

I understand that the proposed office development falls under B2 – General Industrial Use which would require a maximum of 1 car space per 50m² gross floor space. Based on a gross floor area of 802m², would equate to a maximum requirement of 16 no. additional spaces. The proposed storage building would fall under B8 – Storage & Distribution Use which would require a maximum of 1 car space per 100m² gross floor space. Based on a gross floor area of 93.6m², would equate to a maximum requirement of 1 no. additional space. Based on the overall development, a maximum of 17 additional spaces would be required. An additional 22 spaces are proposed off the existing car park which is considered adequate.

I understand that the proposed offices are intended to accommodate 17 no. additional staff who are currently based at other offices away from the site. However, the submitted floor plan (Drg. No. MPBH-MOD-1217-009 Rev A – Dated 20/05/2011) indicates accommodation for more than 30 no. staff. It is unclear as to whether some of the staff to be accommodated in the new building already occupy existing offices on site.

Could you please ask the applicant to provide further details as to the exact number of additional staff that will be parking in the more westerly car park that are not normally located at this site and the likely traffic movements they will generate on a daily basis through this access.

I would not normally be able to support an application for a development that is likely to result in a significant increase in traffic movements through a sub-standard access. Could you please ask the applicant to clarify what, if any improvements to visibility at the existing access they propose to carry out. Such improvements should be demonstrated on a revised layout plan.

I wait the requested information.

Peter Dootson-Waite

PP. Network and Infrastructure Manager