

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:	24 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 and additional supporting document dated 21/09/2012 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 will accommodate a total of 54 staff. I understand that 37 of these staff are existing staff who already work on site. The additional 17 no. staff who are currently based at other offices away from the site will occupy the remaining offices. I understand from the supporting document / statement that these existing 17 no. staff already regularly visit the Wrexham site to carry out their duties.

It is assumed that 17 extra staff would typically generate around 34 additional daily vehicle movements. However, on the basis that these staff frequently visit the Wrexham site during the working week then the net increase in vehicle movements through this existing access is likely to be minimal.

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

CONDITIONS

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing no. MPBH-MOD-1217-009 Rev A – Dated 10/11/2011 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.

Supplementary Notes

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

Peter Cornwell

PP

Network and Infrastructure Manager