

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0210

Your Ref: P/2012/0210

Date: 13 July 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2680 4210 Unit 14 Former Grifflex, Vauxhall Industrial Estate, Johnstown

Development: Outline application for erection of Class A1 foodstore with associated car parking and infrastructure.

I refer to the revised consultation dated 26 June 2012 in respect of the above.

The revised transport assessment seeks to address the highway concerns raised in response to the original planning application.

The developer is now proposing to construct a new signalised junction at the Ruabon Road junction with the Vauxhall Industrial Estate. The new layout will ensure that the junction will adequately cater for the significant increase in traffic generated by the proposed food store.

It is considered that the new signalised junction should include a speed limit amendment from the existing 40 mph to 30 mph. The amendment will require a public consultation which the developer will need to fund at a cost of £2000.

The new signals will also enable improvements to be made to pedestrian accessibility to the site. This will include a pedestrian crossing phase on the signals and widened footways to improve pedestrian safety.

The proposed signal layout will provide some kerb realignment to ensure that visibility at the existing farm access is improved.

A scheme of road markings have been proposed to ensure that access for HGV deliveries can be adequately maintained. This will require a public consultation which the developer will need to fund at a cost of £2000.

It is considered that a yellow box junction marking is required at the internal estate road junction to ensure that it is kept clear for traffic turning right towards the foodstore. This has not been demonstrated on the submitted plan but can be included in any conditions. These markings do not require public consultation.

A new northbound bus stop has been proposed nearer to the signalised junctions. Further agreement will be required on the precise location of the bus stop.

The revised transport statement has adequately addressed all highway concerns over the access to the proposed food store. Further detailed plans of the proposed signalised junction will be required prior to any commencement on site.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ37 SUBMISSION OF FURTHER DETAILS

026R
E06N
E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed signalised junction
- 2) Detailed design, drainage and construction of the proposed bus stop
- 3) Detailed proposals for yellow box junctions markings on internal estate road
- 4) Detailed proposals for an amended 30mph speed limit
- 5) Details of new road markings on the existing internal Vauxhall Industrial Estate junction

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

The vehicular parking and turning areas as shown on the approved drawing(s) 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.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R

Prior to first use of the development hereby approved the vehicular accesses shall provide visibility splays of 2.4 metres x 33 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

NONSTD COMMUTED SUM FOR CONSULATION ON TRAFFIC ORDERS

026R The developer will fund the cost of public consultation on the following traffic orders:

- No parking on internal estate road
- Amendment to speed limit

The developer should therefore provide a commuted sum of £4000 to cover the cost of these orders.

Peter Dormwarte

P.P. Network and Infrastructure Manager