

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0317 **Your Ref:** SJG/P/2012/0317
Date: 11TH May 2012

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: Unit 2, Redwither Road, Wrexham Industrial Estate, Wrexham.
Development: Construction of Authorised Test Centre and Change of Use of Existing Building to HGV Workshop.

I refer to your consultation dated 01/05/2012 in respect of the above.

I cannot fully assess the application due to lack of information.

The submitted Design & Access Statement does not give any indication of the likely vehicle movements (cars & HGVs) that the proposed development will generate. However, I understand that only 10 HGVs will visit the site each day with a maximum of 2 no. HGVs being on site at the same time. Could you please ask the applicant to include such detail in a revised Design & Access Statement.

I understand that HGVs will enter the site and drive to the proposed new building for servicing / MOT testing. I understand that servicing of HGVs is already taking place on site. I understand that it is proposed to employ a total of 7 staff who are likely to require parking provision within the curtilage of the site. Could you please ask the applicant to provide a suitable layout plan indicating how the new servicing / testing facility will operate and indicate proposed parking provision within the site that meets the requirements of LPGN 16.

The existing access serving the development site appears to be shared with the adjoining business (Websters). This access is approximately 4.6m wide and cannot accommodate the simultaneous movements of 2 no. HGVs. I would normally recommend that such an access be at least 7.3m wide for the first 20m behind the adjoining carriageway with 15m kerb radii. Any proposed access should be surfaced with hard bound materials with appropriate measures taken to prevent private surface water from flowing onto the adjoining highway.

The applicant has suggested that he wishes to carry out improvements to the access to accommodate HGV movements. However, these details have not been indicated on the submitted layout plan. Could you please ask the applicant to provide a suitably scaled plan indicating the proposed access improvements for further assessment.

I await the requested information.

Peter DeMunck

P.P.

Network and Infrastructure Manager