

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0204	Your Ref:	SEH/P/2012/0204
Date:	12 th April 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 383 496 Land at Lloyds Animal Foods Western Ltd, off Dunster Road, Wrexham Industrial Estate, Wrexham.

Development: Erection of Bio Mass Gasification CHP Plant.

I refer to your consultation dated 19/03/2012 in respect of the above.

The development site is located on Dunster Road which is an unclassified road subject to a 40mph speed limit. Although vehicles may travel up to 40mph approaching from the south, I would estimate typical vehicle speeds at being around 30mph for vehicles approaching from the north given the proximity to the junction with Bridge Road (North).

Based on such speeds, TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 120m to the south and 2.4 x 70m to the north measured to the nearside edge of the adjoining highway.

Visibility from the existing / proposed access serving the development site appears adequate in the southerly direction providing a splay in excess of 2.4 x 120m. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 25m measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction by the existing boulders that have been placed in the highway verge to prevent HGVs parking on and damaging the verge.

However, this is an existing access which I assume would have generated a given number of vehicle movements with its previous use. I understand that the proposed development is only likely to involve 3 delivery trucks visiting the site every 2 days. This would equate to 1.5 trucks per day (ie/ 3 movements per day) which is considered to be insignificant.

Adequate parking and turning facilities shall be provided within the curtilage of the site to accommodate delivery vehicles. I understand that 3 – 4 additional staff will be employed as a result of the proposed development. However, it is proposed that any vehicles associated with these staff members will park within the existing car park associated with Lloyds Animal Feeds served off Bridge Road (North).

The existing access serving the site is approximately 8.6m wide and is gated 4.4m behind the adjoining carriageway. Given the nature of the vehicles likely to visit the site, I would recommend that any gates are setback a minimum distance of 10m behind the adjoining highway.

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

CONDITIONS

- ZJ23** **(PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.
- ZJ09A** **NO GATES WITHIN 10 METRES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

Supplementary Notes

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

PR 
Network and Infrastructure Manager