

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2009/1009

Your Ref: P/2009/1009

Date: 14 January 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3280 5610 Former concrete block works off West Bank Road, Llay

Development: Erection and operation of small scale concrete and mortar batching plant (in retrospect)

I refer to your consultation dated 15 December 2009 in respect of the above.

The development site has an existing access off an unadopted road on the Llay Industrial Estate.

The applicant has submitted a traffic survey of current usage of Aerial Road which includes traffic from the concrete plant. This demonstrates that there is more than adequate capacity to cater for the additional traffic generated by the development.

The gated access to the site is 5.5m wide and does not permit the simultaneous passage of two HGVs. Although this may potentially lead to conflict of vehicles at the site entrance, the inter visibility between the site access and Aerial Road is so good that the likelihood of any conflict is negligible and I consider it unlikely that this will have any detrimental impact on the highway.

There appears to be adequate width to alter the access to an appropriate width to allow the simultaneous passage of two vehicles. If the width of the access is of genuine concern a suitable condition should be attached to any planning permission to ensure it is widened.

The highway assessment submitted by the applicant in support of this application predicts that the site will generate approximately 40% less traffic than that which was predicted in the original application (P/2009/0593). Given that I made no highway objection to the initial application I can only reiterate my previous comments:

'that the access is adequate in terms of width and visibility and I do not envisage that the development will cause any particular detriment to highway safety'

There is adequate room within the site for the parking and turning of vehicles.

I recommend any permission include the following condition:

CONDITION

J01C PARKING AND MANOEUVRING TO BE KEPT CLEAR

026R The areas indicated for vehicular manoeuvring space and parking on the approved drawing(s) No(s). D1 13138.034A.06 shall at all times be kept free of obstruction and be available solely for those purposes.

JMF

For Operational Manager Traffic & Transportation