

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0059	Your Ref:	MP/P/2010/0059
Date:	4 th February 2010		

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

Location: O. S Grid Ref: 374 505 Delta Daily Food, Abenbury Way, Wrexham Industrial Estate, Wrexham.

Development: Change of use of building from B2 Food Manufacture to Sui Generis Chicken Hatchery Use.

I refer to your consultation dated 27/01/2010 in respect of the above.

The proposed development site is located on Abenbury Way which is an unclassified road subject to a 40mph speed limit.

Visibility from the existing access serving the development site is adequate in both directions providing splays in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway which complies with the requirements of TAN 18.

I understand that the factory previously operated as a food manufacturing unit for which the existing access, internal access roads, parking and turning facilities are considered adequate to serve the proposed development.

I understand that the previous manufacturing unit may have accommodated up to 150 no. staff. In comparison, the proposed chicken hatchery unit is likely to employ up to 55 no. staff once fully operational. Given the proposed reduced numbers of staff likely to be employed and the predicted vehicle movements anticipated from the development, the unit is likely to generate less vehicle movements than were previously generated by the food manufacturing unit.

In terms of parking provision at the development site, the provision of 110 no. spaces is considered adequate.

It would appear that 2 no. secure 10 bike cycle stores are to be provided to encourage a more sustainable means of transport. This level of cycle space provision appears to be compliant with LPGN 15 requirements.

In order to promote more sustainable modes of travel and reduce the dependency on cars, I would recommend that the applicant submits a suitable Travel Plan to the local Planning Authority for further approval. No Travel Plan appears to have been submitted with this application.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

1. The proposed / existing access shall provide / maintain visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.
2. Parking provision at the proposed development site shall comply with the requirements of LPGN 16.
3. Suitable turning facilities to accommodate the turning movements of articulated HGVs shall be provided/ maintained within the curtilage of the development site.
4. No part of the development site shall be occupied until a suitable Travel Plan has been submitted and approved by the Local Planning Authority.

REASONS

1. To ensure that adequate visibility is provided / maintained at the proposed point of access to the highway.
2. To provide for the parking of vehicles clear of the highway.
3. To ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interests of highway safety.
4. In order to reduce the use and dependency on cars and to encourage motorists to use alternative environmentally friendly modes of travel.

Supplementary Notes

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



Operational Manager Traffic & Transportation