MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Alan Wells
Our Ref:	ET/DC/MZ/P/2024/1328	**Your Ref:**	P/2024/1328
Date:	15/11/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: NEWID DEFNYDD ADEILAD YN GAFFI / CHANGE OF USE OF BUILDING TO CAFÉ

LOCATION: LAND AT THE COACH HOUSE, LLAY ROAD, CEFN Y BEDD, WREXHAM, LL12 9UG

I refer to your consultation dated 16/08/2023 in respect of the above.

At present there is insufficient information to be able to undertake a full assessment of the proposals from a highways perspective.

Can the applicant be requested to submit the following:

- Clarification over and floorplans for the previous staff accommodation and granny annexe
- Further detail in relation to cycle parking to accord with the minimum cycle parking standards set out in LPGN 16. There should be the provision of long stay secure cycle parking for staff and short stay parking for visitors.
- Further detail in relation to car parking to accord with the car parking standards set out in LPGN 16. A scaleable plan for the site indicating the proposed car parking layout is required.
- Details of the highway operation within the site, a site visit indicated the access could be the sole access for a variety of different uses and further detail is required to quantify the likely level of traffic at different times within the vicinity of the site.
- Pedestrian access should also be considered for the proposed café to encourage travel by sustainable means on foot and via bus.
- Details in relation to servicing, details of servicing vehicles, regularity of service vehicles and waste management should be provided.
- The site access is off Llay Road a 40mph highway and the applicant should demonstrate the provision of 2.4m x 120m visibility splays in either direction to the nearside kerbline.

Furthermore, a site visit indicated the presence of an advertising A board which impeded the visibility splay of the access from Llay Road, the LHA requests this is removed as a matter of urgency to ensure that visibility onto Llay Road is not compromised.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning

application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.



on behalf of Chief Officer, Environment & Technical