MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0210	**Your Ref:**	P/2025/0210
Date:	29/04/2025		

TOWN AND COUNTRY PLANNING ACT 1990

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FORMER ATS BUILDING, DOLYDD ROAD, WREXHAM, LL13 7TE

I refer to your consultation / email dated 14/03/2025 in respect of the above.

General

The proposed development comprises the change of use of the former ATS buildings from Class B2 tyre fitting centre/repair garage to class sui generis MOT testing station and car repairs. No external alterations are proposed.

Dolydd Road comprises a cul de sac which also serves a small number of dwellings and former Phoenix Healthcare distribution centre which is currently closed.

Access

The proposed development is located at the southern end of Dolydd Road, Wrexham. Dolydd Road is an unclassified road (cul de sac) subject to a 20mph speed limit. Based on typical speeds of 20mph along Watery Road, any proposed access / junction would require visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

Visibility at the junction onto Watery Road is inadequate providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge. Visibility is impeded in both directions in that the required splays would need to cut across 3rd party land / properties located either side of the junction.

Dolydd Road is typically 5.6m wide with 1.2 – 1.4m wide footways either side.

Access to the site itself is via a 7.7m wide dropped kerb access which is gated directly behind the edge of kerb. There is no footway across the existing access. These gates remained permanently open during operational hours of the existing tyre fitting business and it is assumed that this will continue if the proposed development is supported.

Traffic Generation

It is considered that the existing / proposed businesses are likely to have a comparable traffic generation.

Parking & Turning Provision

Inadequate details of the existing / proposed parking provision have been provided. The LHA recommend that a suitably scaled plan is provided that indicates the existing / proposed layout of the parking spaces in accordance with LPGN 16 (including annotated dimensions of spaces and clearance for turning). If the application is supported, **the LHA recommend that any proposed parking spaces are marked out with white lining materials.**

It is understood that the proposed development comes under a *sui generis* class use which does not have any specified parking standards within LPGN 16.

The LHA would therefore recommend a condition requiring the submission of a car parking management plan (CPMP) to include details of how such parking arrangements will be managed. It may be considered reasonable to request a booking / appointments system so parking is managed and customer visits can be staggered. Although the majority of Dolydd Road is subject to a Traffic Regulation Order (double yellow lines) restricting parking, there are limited sections fronting the existing dwellings where on street parking occurs.

Adequate turning facilities must be provided within the curtilage of the site to accommodate the anticipated vehicle types / sizes visiting the site. No details of the maximum size of vehicle visiting the site have been provided or swept path details of how they will turn within the curtilage of the site. **The LHA recommend that this detail is provided.**

Active Travel

The LHA recommend that the applicant liaises with our Strategic Transport Manager – Gwen Thomas on Tel: 01978 729667 (or email: gwen.thomas@wrexham.gov.uk) in respect of any specific requirements for the proposed development that may be required under the Active Travel Act Guidance / LPGN 16 eg/ cycle parking / shelters. **Any such requirements once discussed / agreed will need to be referenced / indicated on a revised layout.**

Refuse Collection / Recycling

The LHA recommend that you consult with our Senior Waste Strategy Officer Gabrielle Povey (Senior Waste Strategy Officer) on 01978 729640 to discuss the above detail and the adequacy of any area allocated to waste collection. However, it is assumed that the proposed business will be serviced by a private contractor.

In conclusion, the LHA request the following additional information:-

- **Parking Provision**
  The LHA recommend that a suitably scaled plan is provided that indicates the existing / proposed layout of the parking spaces in accordance with LPGN 16 (including annotated dimensions of spaces and clearance for turning). If the application is supported, **the LHA recommend that any proposed parking spaces are marked out with white lining materials.**

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- Turning / Swept Path Details
  Adequate turning facilities must be provided within the curtilage of the site to accommodate the anticipated vehicle types / sizes visiting the site. No details of the maximum size of vehicle visiting the site have been provided or swept path details of how they will turn within the curtilage of the site. **The LHA recommend that this detail is provided.**



On behalf of Chief Officer, Environment & Technical