

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0777	Your Ref:	P/2023/0777
Date:	12/01/2024		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD I'R EGLWYS A CHODI RAMP ALLANOL AC ARDAL BARCIO CEIR / EXTENSION TO CHURCH AND ERECTION OF NEW EXTERNAL RAMP AND CAR PARKING AREA

SAINT MARKS CHURCH BRYN EGLWYS ROAD WREXHAM

Grid Ref: E 335278.36 N 350218.72

I refer to your consultation / email dated 10/01/2024 including revised layout plan (Drg. No. L02 Rev D) in respect of the above.

Access

The proposed development site is located on Bryn Eglwys Road Road which is an unclassified, residential road subject to a 20mph speed limit. However, I would estimate typical speeds at being around 15mph fronting the development site.

Assuming speeds of 15mph, any proposed / existing access (car parking area) would normally be required to provide visibility splays of 2.4 x 18m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Adequate visibility from the proposed access serving the parking area (4 spaces) can be achieved subject to removal / lowering of any existing boundary fence / pillars fronting the site within the required splays. The proposed car parking area will require dropped kerbs which will need s.184 consent from the Council.

Parking & Turning Provision

LPGN 16 normally requires a maximum of 2 car spaces plus 1 car space per 25m² gfa for Class D1 Use. **Could you please ask the applicant to clarify the existing / proposed gross floor areas of the church so parking requirements can be reviewed.**

The church does not currently appear to provide any designated off road parking. However, there are around 12 spaces available in the layby fronting the site on Bryn Eglwys Road. It is not clear if these spaces are typically available to visitors attending the church when services / functions are being held or whether local residents typically utilize these spaces.

Clarification on how many visitors typically attend the church for services / functions travelling by car would be beneficial.

I would recommend the applicant addresses the issues raised above.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical