

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/PP/P/2022/1072	Your Ref:	P/2022/1072
Date:	08/03/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION **CAFFI WYLFA CASTLE ROAD CHIRK WREXHAM**

Grid Ref: E 328732.68 N 337558.36

I refer to your consultation / email dated 06-03-2023 in respect of the above.

Access

The proposed development site is located on Castle Road which is a classified road subject to a 30mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. Visibility from the existing access is adequate providing splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

The existing access serving the main car park is 4.8m wide and surfaced with hard bound materials.

Parking & Turning Provision

Adequate parking and turning provision would typically need to be provided for the proposed development.

I understand that the proposed extension would come under ancillary use and would not require any additional parking provision. LPGN 16 would normally require a maximum of 1 space per 4m² net public floor space. The submitted plans indicate an existing floor area (café) of 151m² which equates to the maximum requirement of 38 spaces. It is not clear which of the 46 spaces at the site are allocated to the café itself. I assume that the allocated café spaces only include the 21 no. spaces at the front of the site. This would equate to 55% parking provision compared with maximum standards. During a site visit on 07/03/2023 all available spaces at the front of the site (ie/ 21 spaces) were occupied. However, if the proposed extension is classed as ancillary, then I would have no objections on highway grounds.

There would appear to be 25 no. spaces at the rear and side of the site. During a site visit on 07/03/2023, only 18 of the available 25 spaces were occupied. If the proposed spaces to the rear are being reduced to 22, then it may be the case that these reduced number of spaces are adequate to serve any staff / tenant spaces that currently occupy the site. However, it still appears unclear as to what additional tenants / businesses are located at the site in addition to the café and what their exact LPGN 16 class uses are (including floor areas).

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K. M.', written in a cursive style.

Chief Officer, Environment & Technical