

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Tyler Fox
Our Ref:	ET/DC/PP/P/2023/0621	Your Ref:	P/2023/0621
Date:	18/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

**ESTYNIAD UNLLAWR, CODI R BONDIO I FFURFIO ARDAL STORIO / ORFFWYSO AR Y
LLAWR CYNTAF / SINGLE STOREY EXTENSION, RAISING OF EAVES TO FORM FIRST
FLOOR STORAGE/REST AREA**

**BRONINGTON VILLAGE STORES SCHOOL LANE BRONINGTON WHITCHURCH WREXHAM
Grid Ref: E 348772 N 339449**

I refer to your consultation / email dated 29/09/2023 in respect of the above.

Access

The proposed development site is located on School Lane which is subject to a 20mph speed limit.

Any existing / proposed accesses serving the site would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway. The existing shop has 2 access points onto School Lane at the front and onto Bronington Park to the side.

Visibility from the existing 5.5m wide dropped kerb access onto School Lane is adequate in the westerly direction being in excess of 2.4 x 25m measured to the nearside edge. However, visibility in the easterly direction is inadequate providing a splay of approximately 2.4 x 9m measured to the nearside edge. Visibility is restricted in this direction in that the required splay would need to cut across 3rd party land.

Visibility from the existing 4.3m wide access onto Bronington Park is adequate providing splays in excess of 2.4 x 25m measured to the nearside edge in both directions.

Parking Provision

The area fronting the site appears to be used as the main parking area (up to 3 cars) with a small area of hardstanding on the opposite of Bronington Park providing 2 parking spaces. I assume any deliveries typically park on the main hardstanding fronting the shop to offload goods.

Based on LPGN 16 requirements, the existing shop (Class A1 Use - 78m²) would require a maximum of 5 spaces for which the existing parking provision would be considered adequate.

Based on LPGN 16 requirements the additional 70m² on the first floor would potentially require a maximum of 5 additional spaces if the additional storage space comes under Class A1 Retail Use.

It may therefore be considered difficult to support the proposed development which has the potential to result in increased on-street parking in this location in the interests of highway / pedestrian safety.

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 blue ink, appearing to read 'K. Edwards', is positioned above the title 'Chief Officer, Environment & Technical'.

Chief Officer, Environment & Technical