

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2023/0310	Your Ref:	P/2023/0310
Date:	13/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ESTYNIAD, GOSOD PANELI SOLAR, NEWID Y MAES PARCIO GYDA GWAITH CYSYLLTIEDIG / ERECTION OF EXTENSION, INSTALLATION OF SOLAR PANELS, RE- ARRANGEMENT OF CAR PARK WITH ASSOCIATED WORKS

31 CAIA ROAD WREXHAM
Grid Ref: E 333922.6 N 350023.47

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

Access

The proposed development site is located on Caia Road which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Visibility from the existing / proposed access serving the development site is considered adequate subject to regular maintenance of the vegetation on the existing retaining wall fronting the development site.

The access width is being maintained at a minimum width of 5.5m which is considered acceptable.

Traffic Generation

As the proposed development site was originally a public house which had the potential to generate a significant number of traffic movements, I would have no objections to the proposed extension of the veterinary surgery. I assume the majority of visits will be determined by pre-arranged appointments based on the number of veterinary personnel / consulting rooms available.

Parking & Turning Provision

The proposed level of parking provision (22 no. spaces) would appear to be approximately the same as previously provided by the public house and is considered to be adequate for such a development being in accordance with LPGN 16 (Class D1 Use).

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced, white lined and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

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.', written in a cursive style.

Chief Officer, Environment & Technical