

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/PP/P/2022/1074	Your Ref:	P/2022/1074
Date:	06/02/2023		

TOWN AND COUNTRY PLANNING ACT 1990

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NEWYDD A SIEDIAU I STORIO BAGIAU / CONSTRUCTION OF A NEW SHOWER
BLOCK, NEW MEETING ROOM BUILDING AND LUGGAGE STORAGE SHEDS

ACTIVITY CENTRE CROSS LANES HOTEL BANGOR ROAD CROSS LANES

WREXHAM

Grid Ref: E 337364.25 N 346933.01

I refer to your consultation / email dated 09/01/2023 in respect of the above.

Access

The development site is located on the A525 Bangor Road which is a classified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Visibility from the existing / proposed access appears adequate. However, this is subject to the existing verges being regularly maintained. **I would recommend that the full extent of the required splays are indicated on a suitably scaled layout plan.**

The existing access serving the development site appears to be in excess of 4.8m wide and would be capable of accommodating the simultaneous movement of 2 no. vehicles ie. coach / car.

Traffic Generation / Parking Demand

I would have no objections in principle to the proposed new school / meeting room building. I understand that it is not intended to increase occupancy at the centre but simply to have the capacity to have larger group gatherings of existing people on site.

I understand that the hotel currently has parking provision for 49 cars. The previously submitted Design & Access Statement indicated that it was proposed to employ 52 no. staff at the Activity Centre but it is suggested that only around 45 no. staff would be on duty at the same time. It is suggested that there would typically be 1 no. car on site for every 3 staff working that day. There would also be a limited number of vehicles relating to visiting teachers and also on occasion

vehicles relating to contractors doing work on site and companies making deliveries. **This previously submitted detail needs confirming in relation to the current application.**

I understand that the existing hotel car park has been re-configured to accommodate parking for up to 3 no. coaches. The previous proposal also included parking spaces for 43 cars. Based on the submitted information, it is considered that the proposed level of parking provision was adequate for the proposed use. However, to ensure that a more intensive development which could well require additional parking provision and generate significantly more vehicle movements cannot be established at the site without a further application, it may be considered appropriate to **include a condition that it is not for the benefit of the land but shall operate for the benefit of the applicant**, whilst they operate and occupy the site.

The submitted layout plan (Drg. No. RAC-LAW-W-X-X-A-069001 Rev P7) appears to indicate the provision of 3 coach parking spaces and 36 car parking spaces. **I would recommend that a suitably scaled plan is provided that indicates / annotates the exact number of parking spaces being proposed with the current application.**

In conclusion, I would have no objections in principle to the proposed development on highway grounds

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