

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Rhian Chitty
Our Ref:	ET/DC/PP/P/2023/0390	Your Ref:	P/2023/0390
Date:	07/08/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ESTYNIAD UNLLAWR AR FLAEN YR EIDDO, FERANDA YSMYGU AR OCHR YR EIDDO AC AILWAMPIO DEUNYDDIAU TU ALLAN YR ADEILAD A'R GOSODIADAU MEWNOL, YN OGYSTAL A DEFNYDDIO RHAN O ADEILAD WACKY WAREHOUSE AR GYFER DERBYN NWYDDAU/STORIO / ERECTION OF SINGLE STOREY EXTENSION TO FRONT, SMOKING VERANDA TO SIDE AND REFURBISHMENT OF EXTERNAL BUILDING MATERIALS AND INTERNAL ARRANGEMENTS PLUS USE OF PART OF WACKY WAREHOUSE BUILDING FOR DELIVERIES/STORE

THE SQUIRE YORKE SONTLEY ROAD WREXHAM

Grid Ref: E 333494 N 349007

I refer to your consultation / email dated 06/07/2023 in respect of the above.

Access

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

Based on speeds of 30mph, any proposed / existing access in this location 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 in the northerly direction providing a splays in excess of 2.4 x 43m measured to the nearside edge. However, visibility in the southerly direction is inadequate providing a splay of approximately 2.4 x 25m measured to the nearside edge. Visibility is impeded in the southerly direction in that the required splay would need to cut across 3rd party land. However, given the previous use of the site ie/ public house and children's playbarn (Wacky Warehouse) both of which had the potential to generate a significant number of vehicle movements, I would not raise any objections regarding the access on highway grounds. I understand that the existing access will serve the proposed development.

The existing / proposed access is 5.9m wide and is considered adequate to serve the proposed development.

Servicing / Deliveries

I understand that deliveries will typically involve medium sized rigid HGVs or smaller vans which will usually deliver at around 7 – 8am in the morning to avoid conflict with customer parking during opening hours.

Parking &Turning Provision

Adequate parking and turning provision would need to be provided within the curtilage of the site in accordance with LPGN 16.

I understand that the main building will be extended at the front and will allow for the back of house to be enlarged to create a modern kitchen arrangement. There is an increase in floor area with the extension of the pub, however the number of existing covers will be reduced from 201 to 198 covers.

I understand the former Wacky Warehouse building to the rear will be modified to a storage / delivery area / back of house use (25% of building) with the remaining 75% of the building being converted to seating areas relating to the proposed Hickory's (for relaxing / drinking).

The existing gross floor area at the site equates to 855m². The additional gross floor area comprises 96m².

I would normally request further information on the floor areas for the existing public house and wacky warehouse including their LPGN 16 Class uses (including net public floor space for A3 use) and the net public floor space of the proposed development (Class A3 use) in order to assess parking provision. **Could you please ask the applicant to provide this information.**

The existing car park accommodates approximately 92 spaces. LPGN 16 normally requires a minimum of 10% of these spaces to mobility standards. **I would recommend the applicant submits a suitably scaled layout plan indicating how the required parking and turning provision will be laid out to meet LPGN 16 requirements. The provision of adequate cycle spaces should also be indicated on such a plan.** I assume the existing / proposed car park space markings will be refreshed with white lining materials.

I await the requested information.

Supplementary Notes

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

K. G. ...

Chief Officer, Environment & Technical