

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Jenni Perkins
Our Ref:	ET/DC/PP/P/2023/0322	Your Ref:	P/2023/0322
Date:	13/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O GANOLFAN YMWELWYR A FFLAT SENGL I 4 UNED LLETY BYW A CHYMORTH / CHANGE OF USE FROM VISITOR CENTRE AND SINGLE FLAT TO 4 NO. ASSISTED LIVING ACCOMODATION UNITS

VISITOR CENTRE KINGS MILL KINGSMILLS ROAD WREXHAM

Grid Ref: E 334699 N 349157

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

Access

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

Assuming typical 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. **I would recommend the applicant provides a suitably scaled layout plan indicating the full extent of the proposed splays from the existing access as required by Manual for Streets.**

The existing access meets Kingsmills Road at an acute angle which makes it more difficult when accessing to the left whilst looking right and for vehicles turning left into the site. The existing access is at least 5m wide for the first 5 behind the adjoining carriageway at which point it is gated. The access road leading to the site is typically 4.1m wide beyond this point. It would be considered beneficial to remove both the vehicular / pedestrian gates to improve access to / from the site. The access is paved with hard bound materials. **This detail could be indicated on a revised layout plan.**

Given the awkward layout of the access, I would not normally be able to support any proposed development that is likely to result in any significant increase in vehicle movements at the development site. However, consideration would need to be given to the previous use of the site as a visitor centre with flat above.

The submitted plan (Drg. No. C144/005) appears to indicate a new internal access track leading to the existing car park behind the mill.

I understand the Clywedog Trail starts at the existing access and runs along the main access track continuing along the river next to the car park. The proposed 2 no. spaces alongside the mill may well impede pedestrian movements in this location. I would recommend that you liaise with our Public Rights of Way Section (Contact: Sean Hanratty on Tel: 01978 729761) on this matter.

Parking & Turning Provision

I understand that the property previously functioned as a visitor centre to the mill but closed down in 2012. I understand that the visitor centre previously occupied the ground and first floors with a 2 bed flat on the 2nd floor. I believe the applicant wishes to retain the visitor centre (but limited to the ground floor) with 4 no. one bedroom assisted flats on the first floor and a one bedroom flat (for staff) on the 2nd floor. **I would request further clarification as to the LPGN 16 Class Uses for both the proposed visitor centre (including gfa) and assisted living accommodation in order to assess parking provision.**

There would appear to be 3 no. parking spaces proposed for the assisted living accommodation with the retention of the car aprk to the rear. I assume this will be used by visitors to the mill along with walkers who may park and walk to Erddig.

Traffic Generation

Given the awkward layout of the access, I would not normally be able to support any proposed development that is likely to result in any significant increase in vehicle movements at the development site. However, consideration would need to be given to the previous use of the site as a visitor centre with flat above.

No details of the previous daily traffic generation at the site has been provided. I would recommend that further details are provided in respect of existing / anticipated daily traffic generation.

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.

Note:

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