

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2022/0779	Your Ref:	LP/P/2022/0779 Res(1)
Date:	07/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD UNLLAWR I GEFN YR EIDDO (OL WEITHREDOL) SINGLE STOREY REAR EXTENSION (IN RETROSPECT) RED LION INN WREXHAM ROAD MARCHWIEL WREXHAM

Grid Ref: E 335662 N 347703

I refer to your consultation / email dated 28/09/2022 in respect of the above.

Access

The proposed development site is accessed off the A525 Wrexham Road which is a classified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed / existing access 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 serving the development site is adequate in both directions providing splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

Parking & Turning Provision

The proposed development would need to provide adequate parking and turning provision within the curtilage of the site. Parking provision would normally need to meet the requirements of Local Planning Guidance Note – 16 (LPGN 16)

The proposed development will come under LPGN 16 – Class A3 Use which requires a maximum of 1 car space per 4m² public floor space. Details of the existing and proposed public floor space have not been provided. **I would recommend that the applicant provides this information.**

The submitted Design & Access Statement includes an aerial image of the previous car park before the extension was built. The car park at this time appears significantly wider with appropriate turning space between cars for maneuvering / turning. The current car park has recently been marked out with white lining materials. However, the spaces at the rear of the site do not comply with the dimensional requirements of LPGN 16. There is also inadequate turning space between spaces of approximately 4.7m (LPGN 16 requires 6m clearance). **I would recommend that the applicant provides a suitably scaled layout plan of the proposed parking spaces and turning**

arrangements at the site for further assessment (annotating parking spaces and turning space dimensions).

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. S.', written in a cursive style.

Chief Officer, Environment & Technical