

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0796	Your Ref:	SB/P/2022/0796
Date:	17/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

TRAWSNEWID GAREJ PRESENNOL I YSTAFELLOEDD YCHWANEGOL AR GYFER CARTREF GOFAL / CONVERSION OF EXISTING GARAGE TO ADDITIONAL ROOMS FOR CARE HOME HULLAH FARM CEFN ROAD WREXHAM

Grid Ref: E 335318.33 N 350682.77

I refer to your consultation / email dated 30/9/2022 in respect of the above.

I understand the original consent for the proposed care home (ref: P/2021/1134) was granted on 13/05/2022.

The proposed parking and turning arrangements at the site appear adequate to cater for the additional rooms ie/ maximum 7 spaces required by LPGN 16, with 10 spaces being provided. I understand that additional spaces have been proposed as it includes provision for 3 home vehicles which will be used to transport residents to other locations. These vehicles need to be based at the site and are additional to and separate from staff and visitor parking.

I have no objections to the proposed development and recommend any consent includes the following conditions in addition to the original conditions attached to planning consent ref:P/2021/1134 :-

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. **P22001-001D**.

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) – SOUTHERN ACCESS

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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