

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Amy Brittain
Our Ref:	ET/DC/PP/P/2022/1072	Your Ref:	P/2022/1072
Date:	23/01/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION CAFFI WYLFA CASTLE ROAD CHIRK WREXHAM

Grid Ref: E 328732.68 N 337558.36

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

Access

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

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 is adequate providing splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

The existing access serving the main car park is 4.8m wide and surfaced with hard bound materials.

Parking & Turning Provision

Adequate parking and turning provision would typically need to be provided for the proposed development.

I understand that the proposed extension would come under ancillary use and would not require any additional parking provision. LPGN 16 would normally require a maximum of 1 space per 4m² net public floor space. **I would recommend the applicant provides further information on the total net public floor space at the café.**

It is not clear as to which parking spaces the applicant has control of and how many are currently allocated to the café and how many existing allocated spaces will be lost as a result of the proposed development. **I would recommend the applicant provides this information.**

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 read "P. Palmer", is centered within a light yellow rectangular box.

Chief Officer, Environment & Technical