

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2022/1082	Your Ref:	P/2022/1082
Date:	06/02/2022		

TOWN AND COUNTRY PLANNING ACT 1990

RHANNU UNED I GREU UNEDAU BUSNES YCHWANEGOL (OL WEITHREDOL) / SUB-DIVISION OF UNIT TO CREATE ADDITIONAL BUSINESS UNITS (IN RETROSPECT)

120 RHOSNESNI LANE WREXHAM Grid Ref: E 334634 N 351432

I refer to your consultation / email dated 23/01/2023 in respect of the above.

Access

The proposed development site is located on Rhosnesni Lane 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.

The existing access is 7m wide and provides visibility splays of approximately 2.4 x 15m to the west and in excess of 2.4 x 43m in the easterly direction measured to the nearside edge of the adjoining highway. Although visibility is adequate in the easterly direction, visibility in the westerly direction is inadequate being impeded by the adjoining boundary wall and the required splay being reliant on cutting across 3rd party land.

I would not normally be able to support any proposed development that is likely to result in any significant increase in vehicle movements utilizing this sub-standard access.

I understand that previous planning consent (ref: P/2018/0588) was granted for the demolition of the existing shop and storage unit and erection of 13 dwellings. However, I understand that this was an outline consent with access reserved. It was previously intended to construct an improved access for this development which provided the required visibility splays. The proposed development included the removal of the existing units along with their associated traffic generation.

Parking & Turning Provision

If the application is supported, adequate parking and turning provision would need to be provided for the proposed development in accordance with LPGN 16.

I understand that 5 no. businesses have been established at the rear of the site in the building which I assume previously provided storage for the former Nightingale House Shop previously located at the front of the site. The building to the front of the site has recently obtained consent to set up as a personal training studio (planning Ref: P/2022/0775). The businesses are as follows:-

Company	LPGN 16 - Class Use	Gross Floor area (m ²)	Max Parking Req'd	Actual Parking Provided
Cave Dog	A1 / B1	126	Individual Class Use areas required	2
Pinnacle & Dee	B1 / B8	343	Individual Class Use areas required	4
Stone Circle Mead Company	A1 / B1 / B8	250	Individual Class Use areas required	4
DMB Pattern Driveways	B8	76	1	2
Head Office Academy	D1	127	7	2

I would recommend the applicant provides a breakdown of the individual class uses in respect of floor areas. However, there would appear to be ample space at the site if additional parking is required.

No details of the maximum size of delivery vehicle visiting the site for the 5 no. businesses and where such vehicles park / turn has been provided. However, there would appear to be ample space at the site for turning of larger vehicles.

I assume that none of the above businesses currently have planning consent. The businesses operate from a building that I understand was previously used for storage of items brought to the Nightingale House Shop.

Previous uses at the site in respect of the building to the front of the site included Nightingale House Shop, Alf Jones Cycle Shop and Home Aids Appliance Shop.

Traffic Generation

The applicant in respect of planning application ref: P/2022/0775 (Personal Training Studio) previously provided information on anticipated vehicle movements / parking demand at the site. The submitted information suggested that the proposed gym could generate in the region of 82 movements per day plus any staff movements. This was considered to be broadly comparable with the retail unit's / warehouse previous use. If no more than 5 clients will be attending the premises at any one time as suggested, then it would appear that around 6 spaces at the frontage of the site would be adequate.

The recently opened Personal Training Studio could be considered to have replaced the former Nightingale House Shop in respect of equivalent vehicle movements. No details of the additional daily vehicle movements generated by the 5 no. businesses has been provided. **I would recommend that this information is provided.**

I would not normally be able to support any proposed development at the site that utilizes the existing sub-standard access onto Rhosnesni Lane.

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. Jones' or similar, written in a cursive style.

Chief Officer, Environment & Technical