

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sarah Hill
Our Ref:	ET/DC/PP/P/2022/1001	Your Ref:	P/2022/1001
Date:	13/12/2022		

TOWN AND COUNTRY PLANNING ACT 1990

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CHAPEL HOUSE SURGERY HIGH STREET BANGOR ON DEE WREXHAM Grid Ref: E 338912.05 N 345503.73

I refer to your consultation / email dated 02/12/2022 in respect of the above.

The proposed development site is located on the High Street which is subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Assuming speeds of 25mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The existing shared access serving the development site suffers from inadequate visibility in both directions providing splays of approximately 2.4 x 12m to the north east and 2.4 x 28m to the south west measured to the nearside edge of the adjoining highway. Visibility is impeded in the north easterly direction by the existing boundary wall fronting the site. However, adequate visibility could be achieved in this direction by lowering the existing boundary wall. Visibility in the south westerly direction is restricted in that the required splay would need to cross 3rd party land.

I would normally not support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access. In terms of parking provision the original surgery would have required a maximum of 5 spaces, with only one space being provided. However, planning consent (ref: P/2012/0363) was granted in July 2012 for the change of use from residential to a primary care medical branch surgery.

The current proposal for the surgery to revert to a 2 bedroom dwelling is considered to be a benefit in highway safety terms with reduced vehicle movements and reduced parking demand. There would currently appear to be 3 off road parking spaces provided at the property. **A plan indicating the proposed parking provision for the 2 bed dwelling does not appear to have been submitted.**

However, based on the above I would raise no objections to the proposed development on highway grounds.

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

Chief Officer, Environment & Technical