

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0383	Your Ref:	LP/P/2022/0383
Date:	26 th April 2022		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 520 2 Buckingham Road, Wrexham.

Development: Operation of 2 Private Hire Vehicles.

I refer to your consultation / email dated 22/04/2022 in respect of the above.

Access

The proposed development site is located just off the junction of Sandringham Road / Buckingham Road.

Buckingham Road is subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road / proximity to the junction. Visibility at the existing access appears adequate.

The existing access is approximately 5m wide and is paved with hard bound materials.

Parking & Turning Provision

This section of Sandringham Road / Buckingham Road suffers from significant on-street parking issues at drop off and collection times due to the proximity of Wat's Dyke Primary School. A number of vehicles typically park in and around the junction of Sandringham Road / Buckingham Road often obstructing the footway causing access and pedestrian issues. I understand that our Traffic Section is currently considering introducing a traffic regulation order to restrict parking in this area and will be instigating a public consultation in the near future. **I would therefore recommend a Grampian style condition which requires the implementation of the above restrictions / order before the development commences in the interest of highway / pedestrian safety.**

It would appear that the property has space on the existing driveway for up to 2 vehicles. Garages are no longer included as contributing to parking provision (LPGN 16 Guidance). I assume that the property is at least 2 bedroomed. As the applicant wishes to run 2 no. private hire vehicles from the property, I would recommend that 3 no. off road parking spaces are provided. This could be easily provided by widening of the existing driveway with suitable hardstanding. **I would recommend the applicant provides a revised layout plan indicating this detail.**

Although not essential, the property would benefit from a turning area within the site.

I assume that any permission will restrict the business to being a non-operational base. Given the existing on-street parking issues in this area, it would seem reasonable to allow a temporary permission to assess any future issues that may arise.

I await the requested information.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

A handwritten signature in dark ink, appearing to be 'R. Khan' or similar, written in a cursive style.

Chief Officer, Environment & Technical