

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0723 **Your Ref:** AH/P/2022/0723
Date: 2nd September 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 488 38 Ithens Way, Wrexham.

Development: Operation of private hire vehicle.

I refer to your consultation / email dated 31/08/2022 in respect of the above.

Access

The proposed development site is located on an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical speeds at being around 25mph given the geometry of the road.

Based on typical 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.

Visibility from the existing access is adequate providing splays in excess of 2.4 x 33m in both directions.

Parking Provision

The existing driveway is approximately 6.2m wide served by a 4.5m wide dropped kerb. It would appear that the property has space on the existing driveway for up to 2 vehicles plus a double garage. However, LPGN 16 does not include garage spaces as contributing to parking provision.

I understand that the existing property is 4 bedroomed for which LPGN 16 would normally require a maximum of 3 parking spaces. I assume that the applicant will typically have 2 no. domestic vehicles and only one private hire vehicle. **This detail needs clarification.**

Based on the above assumption, it may be considered reasonable to require the provision of at least 3 spaces within the curtilage of the site. There would currently only appear to be adequate off road parking for 2 cars. In order to support the proposed development, I would recommend that the driveway is widened to a minimum width of 7.2m with the existing dropped kerb being widened each

side to serve the proposed access. This will require s.184 consent. I would recommend that the driveway is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. **I would recommend that the applicant submits a suitably scaled layout plan indicating / annotating the above details.**

I assume that any permission will restrict the business to being a non-operational base. The proposed business could be given a temporary permission in order to assess any issues that may arise as a result of the proposal.

Based on the above assumptions, I would advise you that I do not have any objections in principle to the proposed development on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K. ...', written in a cursive style.

Chief Officer, Environment & Technical