

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0606	Your Ref:	SEH/P/2022/0606 Res(1)
Date:	15/09/2022		

TOWN AND COUNTRY PLANNING ACT 1990

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THE WILLOWS STATION ROAD BANGOR IS Y COED WREXHAM

Grid Ref: E 339197.94 N 345647.47

I refer to your consultation / email dated 13/09/2022 in respect of the above.

I previously commented on planning application ref: P/2019/0366 - Change of use of vacant retail premises to surgery / dispensary (Class D1 Use), which included the following comments:-

Access

The development site is located on the B5069 Station Road which is a classified road subject to a 30mph speed limit.

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 submitted layout plan only indicates the area of the application site (in red) but does not indicate the area of land under the applicant's control (this should be shown in blue). Based on the submitted layout plan, the existing / proposed access would only appear to provide visibility splays of approximately 2.4 x 9m in both directions measured to the nearside edge which is inadequate.

*Based on a previous enquiry for residential development at the site, I understand that the applicant has control of land on either side of the development site. **Could you please ask the applicant to provide the requested information ie/ land under their control and provide a revised plan indicating how the required splays will be provided.***

Visibility from the existing / proposed access is impeded in both directions by existing vegetation / shrubs, boundary walls / pillars, signs / mirrors. I would not be able to support any proposed development that is likely to result in any significant increase in vehicle movements at the proposed development site compared with the existing use. The proposed surgery / dispensary is considered likely to result in a significant increase in vehicle movements at the site.

The existing site has limited footway provision leading to the site from both directions. In order to consider supporting the proposed development, I would recommend that the applicant considers providing a 2m wide footway along the site frontage in both directions. This could provide a continuous footway link to the existing footway along Station road to the south west and additional footway provision to the north east both of which would protect / maintain visibility from the proposed access and provide much improved pedestrian facilities leading to the site. The provision of a continuous footway across the existing access would be considered beneficial. Alternatively, kerbed radii could be formed at the access with suitable tactile crossing points.

The suggested footway improvements would require the setting back of the existing boundary walls of the properties fronting Station Road either side of the access (subject to being under the control of the applicant).

The applicant would need to consider how safe pedestrian access will be provided to the proposed surgery itself.

The applicant would be required to enter into a s.38 / 278 agreement with the Council in order to construct such a footway.

I would recommend that the applicant provides a revised layout plan indicating the above detail.

Existing Uses

*The submitted layout plan appears to indicate the retention of the existing shop and some workshops. **Could you please ask the applicant to clarify what is proposed for these buildings in respect of this application.***

*Westview Cottage appears to have an existing vehicular access at the rear of the property into the development site. **Could you please ask the applicant to clarify if this access is being retained.***

*There would appear to be an existing paddock area to the rear of the site (north east) which is currently accessed internally into the existing site. **Could you please ask the applicant to clarify if this access is being retained to serve the paddock.***

Layout / Parking & Turning Provision

As detailed above the access would benefit from improved visibility splays, modifications to entrance and provision of a 2m wide footway.

Any proposed health centre / surgery would fall under LPGN 16 Class D1 Use. Based on a gross floor area of 206m², the proposed development would normally require a maximum of 10 parking spaces. The submitted layout plan indicates the provision of 21 spaces which is considered acceptable.

There would appear to be adequate turning space within the site to cater for medium sized delivery vehicles.

As mentioned above, further clarification on existing retained elements of the site will be required. These may well have implications in respect of access, parking / turning provision and traffic generation at the development site.

Waste Disposal / Recycling / Deliveries

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway.

I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

If the application is to be supported, I would recommend that the applicant addresses the issues raised above.

Current Application

I understand that planning consent for the above application was granted on 12/11/2019. I assume that the surgery / dispensary has been in operation since then. The facility currently appears to be closed.

Visibility from the main access remains inadequate providing splays of approximately 2.4 x 13m to the south west and 2.4 x 10m to the north east measured to the nearside edge. I would normally therefore be unable to support any proposed development that is likely to result in any significant increase in traffic generation compared with its previous use.

I would recommend that the previously raised comments are addressed along with details of the existing / proposed levels of traffic generation at the site.

In terms of parking provision, I comment as follows:-

The previous consent included the provision of 15 parking spaces within the site. A plan indicating the proposed parking provision for the current application does not appear to have been provided. **I would recommend that this detail is provided.**

The submitted application appears to refer to a total gross new internal floor area of 570m² for the proposed building. However, the existing building appears to have a floor area of approximately 316m². **This detail requires clarification.**

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical