

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/ENQ-2022-0278	Your Ref:	ENQ/2022/0278
Date:	16 th September 2022		

Site: Former Cross Lanes Hotel, Bangor Road, Cross Lanes, Wrexham.

Proposed Development:

1. Proposed New School / Meeting Room Building.
2. Amendments to P/2016/0953 (Shower Block Room).
3. Flood lighting at perimeter of lake for use in Winter months.

Further to your email / enquiry dated 06/09/2022 in respect of the above, I comment as follows:-

I understand that the activity centre was granted planning consent (ref: P/2016/0953) on 11/04/2017.

Access

The development site is located on the A525 Bangor Road which is a classified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Visibility from the existing / proposed access appears adequate. However, this is subject to the existing verges being regularly maintained.

The existing access serving the development site appears to be in excess of 4.8m wide and would be capable of accommodating the simultaneous movement of 2 no. vehicles ie. coach / car.

I understand that the hotel currently has parking provision for 49 cars. The previously submitted Design & Access Statement indicated that it was proposed to employ 52 no. staff at the Activity Centre but it is suggested that only around 45 no. staff would be on duty at the same time. It is suggested that there would typically be 1 no. car on site for every 3 staff working that day. There would also be a limited number of vehicles relating to visiting teachers and also on occasion vehicles relating to contractors doing work on site and companies making deliveries.

I understand that the existing hotel car park has been re-configured to accommodate parking for up to 3 no. coaches. The proposal also includes parking spaces for 43 cars. Based on the submitted information, it is considered that the proposed level of parking provision was adequate for the proposed use. However, to ensure that a more intensive development which could well require additional parking provision and generate significantly more vehicle movements cannot be established at the site without a further application, it may be considered appropriate to include a condition that it is not for the benefit of the land but shall operate for the benefit of the applicant, whilst they operate and occupy the site. **I would recommend that such a condition is imposed if any future application at the site is supported.**

Traffic Generation / Parking Demand

I would have no objections in principle to the proposed new school / meeting room building. I understand that it is not intended to increase occupancy at the centre but simply to have the capacity to have larger group gatherings of existing people on site.

Flood Lighting

Any proposed flood lighting at the perimeter of the lake for use in Winter months must not impact on users of the adjoining highway. A suitable condition will be required to prevent light spillage, glare and distraction to drivers on the A525.

In conclusion, I would have no objections in principle to the proposed development on highway grounds

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

Chief Officer Environment & Technical