

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0902 **Your Ref:** JK/P/2021/0902
Date: 11th November 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 501 Former HSS Hire, Hightown Road, Smithfield, Wrexham.

Development: Extension to existing unit with installation of new cladding and internal alterations (partly in retrospect).

I refer to your consultation / email dated 11/11/2021 including revised layout plan (Drg. No. C135/005 Rev D) in respect of the above.

Existing Parking & Turning Provision (Former HSS Tool Hire)

The previously submitted layout plan indicates the provision of 25 existing spaces which I assume was accepted under the original planning consent relating to HSS Tool Hire. However, at least 2 of these spaces (opposite no. 9 Smithfield Road) appear to have insufficient clearance behind for maneuverability (ie/ 6m), I understand that the applicant is not willing to re-locate these spaces. I assume that they can retain these spaces if they were previously accepted under the original consent.

In terms of access & turning, it is not clear what size of delivery vehicles visited the site in respect of the HSS Tool Hire business. I assume that 16.5m articulated HGVs may well have delivered to the rear of the site. If this is the case, then the proposed access / turning arrangements indicated on the revised layout plan are considered acceptable and capable of providing access / turning for such vehicles.

Proposed Parking & Turning Provision (Class A1 Use)

I would recommend that the proposed parking arrangements accommodate at least 17 spaces at the front of the building and at least 8 spaces at the rear of the building plus additional spaces for the proposed extension. The additional 68m² gfa would normally require a maximum of 3 additional spaces in accordance with LPGN 16 requirements. The revised layout plan indicates adequate parking provision.

I understand the adjoining business "Autokit" has a shared right of access diagonally across the main access serving both businesses which must be kept clear at all times.

The applicant has indicated that appropriate customer parking signs indicating spaces at the rear of the site will be provided / erected. **I would recommend that a suitable condition is imposed which requires this detail.**

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced, white lined and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

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

Chief Officer, Environment & Technical