

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2022/0067 **Your Ref:** SEH/P/2022/0067
Date: 2nd February 2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 507 21 Grosvenor Road, Wrexham.

Development: Change of use of building from Class B1 (Offices) to D1 (Consulting Room).

I refer to your consultation / email dated 26/01/2022 in respect of the above.

Access

The proposed development site is located on Grosvenor Road which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing accesses 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.

Visibility from the existing access appears adequate in both directions providing splays in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway.

The existing / proposed access is 6.3m wide, paved with hard bound materials and is considered adequate to serve the proposed development.

Traffic Generation

It is assumed that the previous offices could have potentially generated a similar level of traffic movements to the proposed consulting rooms utilizing the same access.

Parking & Turning Provision

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

Based on LPGN 16 requirements (245m² gfa), the existing Class B1 offices would have required a maximum of 8 spaces. There would appear to be 12 existing spaces at the property. Based on Class D1 (consulting room) use the proposed development (245m² gfa) would require a maximum of 12 spaces. I assume that the existing 12 no. spaces will remain if the application is supported which would be considered acceptable. LPGN 16 normally requires a minimum 10% of spaces to be provided to mobility standards. No spaces to mobility standards appear to be available on site but this detail could be amended.

Refuse Collection / Recycling

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.

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

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced, marked with white lining materials and drained prior to first use of the development, and 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, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical