

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0659	Your Ref:	KH/P/2018/0659
Date:	24 th August 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 513 The Community Church, 15 Prices Lane, Wrexham.

Development: Construction of new entrance and foyer to provide accessible entrance and toilet facilities.

I refer to your consultation dated 13/08/2018 in respect of the above.

Access

The proposed development site is located on Prices Lane which is a busy classified road subject to a 20mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is inadequate providing approximately 2.4 x 5m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing boundary wall / pillars.

The Church currently has a 3m wide access which provides access to a small car park providing around 3 spaces with limited turning provision.

I understand that it is proposed to close up this access and delete the existing parking spaces. If the application is supported, I would recommend that the existing dropped kerb access is reinstated to full height footway construction. The applicant will require s.184 consent to carry out these works.

Parking Provision

There is an existing on-street parking issue in the vicinity of the site with a number of existing dwellings having no off-street parking provision.

Based on LPGN 16 requirements, the existing church (343m² gfa) would normally require a maximum of 16 parking spaces. The church currently has 3 parking spaces. With the proposed extension (overall gfa 411m²), a maximum of 18 spaces would be required. The proposed extension would result in the loss of 3 parking spaces.

However, I understand that the church has a legal agreement with Rhosddu Primary School to allow for the use of their car park when events are held at the church. This car park appears to have around 20 spaces and provides adequate turning provision. The access is in excess of 4.1m wide and can accommodate the simultaneous passage of 2 cars. Visibility from this access is adequate providing splays in excess of 2.4 x 25m measured to the nearside edge in both directions.

Assuming that a suitable condition is imposed requiring the church to only open when the school is closed and the school car park is available for people visiting the church, then I would have no objections on highway grounds.

Subject to the above, I would have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

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

ZJ14 FOOTWAY REINSTATEMENT

026R Prior to first use of the development, the highway fronting the existing access to be
E03N closed as part of this application shall be re-instated to full height footway in
accordance with construction details which have been submitted to and approved in
writing by the Local Planning Authority.

Note to Applicant

E05NA FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to reinstate the access to full height footway construction. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

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

Peter Owen

PM Planning Control Manager