

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0935 **Your Ref:** SEH/P/2021/0935
Date: 14th October 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 506 Kelso House, 13 Grosvenor Road, Wrexham.
Development: Change of use from B1 (Counselling / Employment Consultant) to D1 (Dermatology Clinic).

I refer to your consultation / email dated 30/09/2021 in respect of the above.

Access

The development site is located on the corner of Grosvenor Road / Gerald Street. The existing access serving Kelso House is accessed off 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 in the north easterly direction appears adequate providing splays in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway. However, visibility could potentially be impeded by the proposed parking space (no.7) along the site frontage. Visibility is limited in the south westerly direction to approximately 2.4 x 11m being impeded by the existing entrance pillar and due to the required splays needing to cut across 3rd party land.

I would normally recommend that the applicant provides a revised layout plan indicating the full extent of the existing / proposed splays addressing the issues raised above.

The existing / proposed access is 4.9m wide which is considered adequate to serve as a shared access.

Traffic Generation

The applicant has provided details of the previous use of the building but no details on the previous levels of daily vehicle movements at the site. The applicant has indicated that the property (all 3 floors) was previously used by a number of separate businesses. However, I assume that these previous businesses could have potentially generated a similar level of traffic movements to the proposed clinic utilizing the same access.

In order to limit the number of visitors / clients visiting the site given the limited available parking, I assume that a suitable condition could be imposed whereby the clinic operates an appointments only system with only a limited number of clients being permitted on site at any one time

Parking & Turning Provision

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

I understand that the proposed clinic will comprise a gross floor area of 190.92m² over 3 floors.

The existing site layout plan indicates the provision of 7 spaces with 2 spaces being blocked in.

The proposed site layout plan indicates the provision of 7 spaces with space 2 being blocked in alongside the property, space 4 (mobility) and space no. 3 both of which do not appear to comply with LPGN 16 dimensional requirements. The location of space no. 3 is likely to hinder movements for spaces 1 & 2 and should be deleted.

The proposed clinic (190.92m²) would normally require a maximum of 10 spaces.

Parking spaces must not impede visibility splays at the proposed access. The submitted layout plan indicates space no.7 at the front of the building that potentially impedes visibility at the access. I would recommend that any proposed parking spaces are marked out with white lining materials in accordance with LPGN 16 requirements. **I would recommend that the applicant submits a suitably scaled layout plan (including parking space dimensions and visibility splays) that address the above issues.**

I understand that 12 part time staff will be employed at the site with only 2 spaces allocated to staff parking. However, consideration will need to be given to the sustainable location of the site which is likely to reduce the number of parking spaces actually required at the site compared with maximum standards.

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 await the requested information.

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