

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/PP/P/2021/0694

Your Ref: BB/P/2021/0694

Date: 4th August 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 509 9 Grove Road, Wrexham.

Development: Change of use from house in multiple occupation to care home with extensions and external alterations.

I refer to your consultation / email dated 20/07/2021 in respect of the above.

Access

The development site is located on Grove 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 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is currently inadequate providing splays of approximately 2.4 x 11m to the south west and 2.4 x 14m to the north east measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing stone pillars / walls fronting the site.

This access is approximately 2.9m wide and is of insufficient width to accommodate the simultaneous passage of 2 no. vehicles. I would normally recommend a shared access of this nature is a minimum width of 4.8m, surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with no gates being erected. An Aco drain or similar will be required to intercept any private surface water run-off.

The submitted layout plan (Drg. No. 19-205 SP03 Rev B) indicates widening of the existing access to 6m which is considered acceptable. The applicant will need to apply for s.184 consent to widen the existing access / dropped kerb. However, the submitted plan does not indicate the proposed visibility splays from the modified access. **I would recommend that the applicant provides a revised layout plan indicating the full extent of the proposed splays in both directions annotating the plan to include the details highlighted above.**

Parking & Turning Provision

I understand the proposed nursing home will include 16 bedrooms. LPGN 16 (Class C2 Use) requires a maximum of 1 parking space per 2 bed spaces which equates to a maximum of 8 parking spaces. The submitted layout plan indicates the provision of 8 spaces which is considered adequate. The 3 no. parking spaces located alongside the property should be independently accessible. However, I assume that these will typically be allocated to staff.

Refuse Collection / Recycling

Details of where refuse / recycling is to be collected from and facilities proposed will need to be provided. I would recommend that the applicant liaises with our Waste Strategy Officer (Catherine Golightly) on Tel: 01978 729693.

Construction Traffic Management Plan

If the application is supported, I would recommend that a suitable condition is included as follows:-

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

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.

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

Chief Officer, Environment & Technical