

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/1134 **Your Ref:** SJG/P/2021/1134
Date: 9th December 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 506 Hullah Farm, Cefn Road, Wrexham.

Development: Change of use from Class C3 (Dwelling House) to Class C2 (Care Home), the conversion of the existing five-bay garage to residential accommodation and material alterations to the external appearance of the existing two-bay garage.

I refer to your consultation / email dated 26/11/2021 in respect of the above.

Access

The proposed development site is located on Cefn Road which is a classified road subject to a 20mph speed limit.

Any proposed / existing accesses 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.

There would appear to be 2 no. existing access points serving the development site.

Northerly Access

The submitted layout plan does not indicate the proposed splays from the existing access. **I would recommend the applicant submits a revised layout plan indicating the proposed splays.** The existing boundary wall would appear to limit the available visibility in both directions from this access.

This access is approximately 3.6m wide and is gated at around 5m behind the edge of carriageway. I would normally recommend a shared access width of 4.8m to allow the simultaneous passage of 2 vehicles. The access is paved with hard bound materials. If the proposed access is used to serve the proposed development, I would recommend the removal of these gates.

I would normally recommend that any access of this nature includes an Aco drain or similar to intercept any private surface water run off.

Southerly Access

The submitted layout plan does not indicate the proposed splays from the existing access. **I would recommend the applicant submits a revised layout plan indicating the proposed splays.** It would appear possible to provide the required splays from this access.

This access is approximately 3.2m wide and is surfaced with hard bound materials. I would normally recommend a shared access width of 4.8m to allow the simultaneous passage of 2 vehicles.

I would normally recommend that any access of this nature includes an Aco drain or similar to intercept any private surface water run off.

It is not clear as to what the existing / proposed access arrangements are ie/ both shared (in / out), in only at the northerly access / out only on the southerly access. **Could you please ask the applicant to clarify this detail. As visibility is limited from the northerly direction, it may be possible to improve this access by lowering the wall.** Any proposed widening of accesses will need to be indicated on a revised layout plan.

There would appear to be an existing gated field access at the northern edge of the site served by an existing dropped kerb. If this is no longer required, then I would normally recommend that such an access is closed up and the footway reinstated to full height construction. **Could you please ask the applicant to clarify this detail.**

It would normally be considered preferable to serve such a development by a single access point which is a minimum of 4.8m wide that meets the above specification.

Traffic Generation

Could you please ask the applicant to provide details of the previous use of the buildings at the development site including details relating to the previous levels of daily vehicle movements at the site. Anticipated daily vehicle movements in respect of the proposed care home will also need to be provided. **I assume all farming activities have ceased at the site. Please ask the applicant to confirm this detail.**

Parking & Turning Provision

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

I understand from the submitted Planning Statement that the existing farmhouse has 4 bedrooms. There are 8 existing cottages that comprise 5 no. 1 bed units and 3 no. 2 bed units. The existing dwellings would normally require a maximum of 17 spaces. I understand there are only 9 spaces currently provided on site.

I understand the proposed use comprises care home facilities with a total of 10 bedspaces which would normally require a maximum of 5 parking spaces (LPGN 16 – Class C2 Use). There will also be an ancillary office use which comprises 37m² gfa (LPGN 16 – Class B1 Office Use). This would equate to the requirement for a maximum of 6 spaces. I understand that it is proposed to provide 10 spaces including a space to mobility standards which would be considered acceptable. However, there would appear to be inadequate turning space behind a number of these spaces ie/ 6m clearance (Site Plan – Proposed Drg. No. 3513-10). **Could you please ask the applicant to annotate the dimensions and turning space of the proposed spaces on a revised layout plan.**

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.

A handwritten signature in black ink, consisting of a stylized 'R' followed by a series of loops and a horizontal line.

Chief Officer, Environment & Technical