

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0864 **Your Ref:** BB/P/2021/0864
Date: 22nd September 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 342 494 129 Kingsmills Road, Wrexham.

Development: Two storey rear extension and change of use from C3 (dwelling house) to C2 (residential institution) with 4 rooms of supported living accommodation with staff and communal facilities.

I refer to your consultation / email dated 06/09/2021 in respect of the above.

Access

The proposed development site is located on the A525 Kingsmills Road which is a busy, classified road subject to a 30mph speed limit.

Based on typical 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 serving the development site is adequate providing splays in excess of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

The existing driveway serving the development site is typically only approximately 3.2m wide and is gated at 5.2m behind the adjoining carriageway. The existing access is surfaced with hard bound materials. The property cannot accommodate the simultaneous passage of vehicles through the existing access.

I would normally be unable to support any proposed development that is likely to result in any significant increase in vehicle movements through this substandard access. However, it is not clear as to the likely daily vehicle movements the proposed development will generate. The submitted details indicate that 6 full time staff will be employed at the site but does not indicate how many staff will be on site (eg/ overlap on shifts) at any one time. It is not clear whether the occupants of the property will typically own cars. It is not clear as to the nature of the intended occupants and whether they require visits by other medical staff etc.

Could you please ask the applicant to clarify this information.

Parking & Turning Provision

The application refers to supported living accommodation which has previously been categorized as “sheltered housing”. This normally requires a maximum of 1 car space per 4 units, 1 car space per resident staff and access for an ambulance. Could you please ask the applicant to clarify this detail.

There would currently appear to be adequate parking for around 3 – 4 cars with a restricted turning space within the curtilage of the development site. The existing hardstanding to the front of the property does not appear to be easily accessible for parking purposes.

The submitted layout plan (Drg. No. PL04 Rev A) appears to indicate 5 no. proposed parking spaces at the rear of the property with the front 2 spaces being blocked in by other spaces. I would have thought that any staff / visitors would require spaces that are all independently accessible. Could you please ask the applicant to clarify this detail.

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. [unclear]', written in a cursive style.

Chief Officer, Environment & Technical