

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: 25th 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 20/10/2021 including additional information 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. This is reliant on no vehicles being parked 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.

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

Traffic Generation

The applicant has indicated that the property (all 3 floors) was previously used by a number of separate businesses. Based on the submitted information, it is assumed 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 6 spaces with space no. 1 being blocked in alongside the property by space no.2. I understand that these 2 spaces will be allocated to staff who start / finish when there are no other clients on site.

The proposed clinic (190.92m²) would normally require a maximum of 10 spaces. The submitted layout plan indicates the provision of 6 parking spaces which represent 60% parking provision compared with maximum standards.

Parking spaces must not impede visibility splays at the proposed access. The submitted layout plan indicates space no.6 at the front of the building being setback from the boundary wall by approximately 1m. This will enable adequate visibility to be maintained from the existing access. I would recommend that any proposed parking spaces are marked out with white lining materials in accordance with LPGN 16 requirements. LPGN 16 normally requires a minimum 10% of spaces to be provided to mobility standards. No spaces to mobility standards have been provided.

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. Based on the sustainable location of the site, the proposed level of parking provision is considered acceptable in this instance.

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 therefore 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. @@@

NONSTD MAXIMISING VISIBILITY

038R Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 1 metre measured back into the site from the front boundary wall along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.

NONSTD
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be laid out with white lining materials, prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

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. S.', written in a cursive style.

Chief Officer, Environment & Technical