

# MEMORANDUM

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| <b>From:</b>    | Planning Control Manager     | <b>To:</b>       | Head of Environment and Planning |
| <b>Our Ref:</b> | EP/DC/PP/2018/0642           | <b>Your Ref:</b> | SEH/P/2018/0642                  |
| <b>Date:</b>    | 21 <sup>st</sup> August 2018 |                  |                                  |

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

**Location:** O. S Grid Ref: 333 508 The Lemon Tree, 29 Rhosddu Road, Wrexham.  
**Development:** Proposed demolition of existing single-storey extension and erection of new two-storey extension to form additional bedrooms.

I refer to your consultation dated 03/08/2018 in respect of the above.

## **Access**

The proposed development site is located on Rhosddu Road which is a busy classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the proximity of the roundabout.

The existing access serving the hotel // restaurant is approximately 5.8m wide and surfaced with hard bound materials.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 29m to the south and 2.4 x 23m to the north measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing pillars / boundary wall.

I would not wish to support any proposed development that is likely to result in an increase in vehicle movements at the development site. The applicant may wish to offer improvements to the existing access to improve visibility.

## **Parking & Turning Provision**

The existing hotel / restaurant appears to have 12 no. existing bedrooms and a number of restaurant areas. I assume that the bedroom accommodation will come under LPGN 16 Class C1 Use and the any existing restaurant areas will come under LPGN 16 Class A3 Use. **However, could you please ask the applicant to confirm the number of existing bedrooms and the total public floor area currently occupied by the restaurant areas.**

There would appear to be 12 no. existing parking spaces which are quite restricted give the limited space available around the hotel. There would appear to be 15 no. proposed parking spaces indicated on the submitted layout plan which are also quite restricted give the limited space available around the hotel.

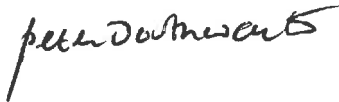
I assume that deliveries have to take the form of small box vans given the restricted space available around the hotel. **Could you please ask the applicant to confirm the servicing arrangements at the site ie/ size and frequency of vehicles, how such vehicle park and turn within the site.**

Could you please ask the applicant to confirm the total number of proposed bedrooms that will be available should the application be supported and the **total future public floor area that will be occupied by any restaurant areas.**

**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.



 Planning Control Manager