

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2018/0793

Your Ref: KH/P/2018/0793

Date: 18th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 350 514 Family Centre, Dean Road, Wrexham.

Development: Use of building as warehouse facility for Wrexham Foodbank for the receiving and storing of non-perishable food donations.

I refer to your consultation dated 20/09/2018 in respect of the above.

Access

The proposed development site is served off Dean 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 geometry of the road and existing traffic calming measures.

Assuming typical vehicle speeds of 25mph along Dean Road, any proposed / existing access would normally require visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Although visibility in the north westerly direction is adequate, visibility in the south easterly direction is inadequate providing a splay of approximately 2.4 x 15m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing lighting column / telegraph pole in addition to the required visibility splay cutting across 3rd party land.

The existing access serving the site is only 4.4m wide. I would normally recommend that such a shared access be at least 4.8m wide.

There is an existing car park serving the development site but this would appear to be shared with the adjoining building (squash court) and those attending any football matches / training on the adjoining football pitches.

I would not normally support any proposed re-development of the site that is likely to result in any significant increase in vehicle movements through this substandard access.

Traffic Generation

I understand that the proposed foodbank facility will be open on Tuesdays and Fridays 10:00 – 15:00 for donations from the public. I understand that typical vehicle movements range from one or two cars per day (ie/ 4 movements per day) up to 10 cars per day (20 vehicle movements) There are also 4 – 6 volunteers cars (ie/ 8 – 12 movements per day). I understand that no vans are used for the operation and on a Monday, a volunteer collects any food and delivers it to one of their centres.

It is considered that the above movements are unlikely to exceed the level of movements that previously occurred at the site in respect of the WCBC Family Centre.

It may be considered appropriate for a condition to be imposed which prevents any activity on a weekend when football matches occur at the football ground. This normally attracts a significant number of cars which need to use the existing limited car park at the site.

Parking and Turning Provision

There would appear to be around 5 parking spaces for the existing / proposed facility. However there is a small car park behind these spaces which can accommodate in the region of 20 cars which could also be used.

I therefore have no objections to the proposed development on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



KM Planning Control Manager