

MEMORANDUM



From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0359	Your Ref:	MP/P/2018/0359
Date:	22 nd May 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 519 Wrexham Aquatic Reptile and Garden Centre, Holt Road, Llanypwll, Wrexham.

Development: Change of use to sale and display of second hand cars (in retrospect).

I refer to your consultation dated 17/05/2018 in respect of the above.

Access

The proposed development site accesses onto Holt Road which is a classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the site appears adequate in both directions providing splays in accordance with TAN 18. However, visibility in the westerly direction is reliant on the regular maintenance of the existing verge and hedgerow.

The existing access is approximately 6m wide, gated around 10m behind the adjoining carriageway and benefits from a right hand turning lane

Traffic Generation

I understand that the existing garden centre has more recently experienced a downturn in customers and the overspill car park has not been used in years. Previous planning consent was granted for the sale of orangeries / conservatories which I understand no longer occurs at the site. I assume that this consent could be withdrawn in respect of this aspect of the business as the overspill car park connected with this activity is now used for car sales.

There would appear to be in the region of 50 no. used cars for sale at the site and around 20 new VW vans stored on site associated with the Dane Motor Business in Rhosddu. I assume that a suitable planning condition could be imposed restricting the number of vehicles being displayed / stored on site at any one time to ensure that customer vehicle parking remains adequate and vehicle movements associated with the business do not exceed acceptable levels.

I understand that only a moderate number of customers visit the car sales business along with a similar number for the garden centre and no issues with parking provision have occurred since being in operation. It would be considered difficult to object to the proposed development given that the existing garden centre could have experienced significantly more vehicle movements in previous years.

Parking & Turning Provision

In terms of parking provision at the proposed development site, I comment as follows:-

The submitted layout plan appears to indicate the provision of 69 no. spaces at the site. The proposed parking provision / layout is considered adequate.

I understand that cars are not delivered by transporters or other large vehicles. I understand that a large HGV may deliver plants etc. at the beginning of the season but this is arranged early morning when the car park is fairly empty. This allows a larger HGV to turn within the site.

General

I would recommend that no vehicles are parked / displayed on the verge along the site frontage.

I therefore have no objections to the proposed development and recommend that any permission includes the following condition:-

CONDITIONS

ZJ15A **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R **EMPTY SPLAY**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of **2.4 metres x 215 metres** in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R

The vehicular parking and turning areas as shown on approved drawing no. ----- shall be fully laid out, surfaced and drained 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.

NONSTD **NO VEHICLES DISPLAYED ON VERGE**
029R

No vehicles shall be parked / displayed on the verge along the site frontage.

Supplementary Notes

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

peter dothman

ry Planning Control Manager