

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0953 **Your Ref:** PF/P/2016/0953
Date: 14th October 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 469 Former Cross Lanes Hotel, Bangor Road, Cross Lanes, Wrexham.

Development: Change of use of Cross Lanes Country Hotel (Class use – C1) and The lodge (Class use C3) to children's activity centre (Class use C2) to include extension to existing hotel building, erection of buildings and equipment for children's activities with associated car parking, coach parking, landscaping and railings.

I refer to the consultation dated 13/10/2016 in respect of the above.

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

Assuming speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 70m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Visibility from the existing / proposed access appears adequate.

Any proposed / existing access in this location would also normally be required to provide adequate forward visibility for vehicles approaching from the north west and for vehicles approaching from the south east with respect to vehicles waiting to turn right into the existing access. A forward visibility splay providing a stopping sight distance (SSD) of 70m would normally be required. Forward visibility in respect of the existing access is considered adequate.

I understand that it is proposed to extend the existing hotel for which planning consent has previously been granted (ref: P/2012/0189) and use the site as a childrens residential activity centre.

The existing access serving the developments site appears to be in excess of 4.8m wide and would be capable of accommodating the simultaneous movement of 2 no. vehicles ie. coach / car.

I understand that the hotel currently has parking provision for 49 cars. The submitted Design & Access Statement indicates that it is proposed to employ 52 no. staff at the Activity Centre but it is suggested that only around 45 no. staff would be on duty at the same time. It is suggested that there would typically be 1 no. car on site for every 3 staff working that day. There would also be a limited number of vehicles relating to visiting teachers and also on occasion vehicles relating to contractors doing work on site and companies making deliveries.

I understand that it is proposed to re-configure the existing car park to accommodate parking for up to 3 no. coaches. The proposal also includes parking spaces for 43 cars. Based on the submitted information, it is considered that the proposed level of parking provision is adequate for the proposed use. However, to ensure that a more intensive development which could well require additional parking provision and generate significantly more vehicle movements cannot be established at the site without a further application, it may be considered appropriate to include a condition that it is not for the benefit of the land but shall operate for the benefit of the applicant, whilst they operate and occupy the site.

The submitted Design & Access Statement indicates that the centre will be used by typically 7-11 year old school children which will run three day residential courses on weekdays and be in class use C2. I assume that the centre will not be allowed to attract the general public which could well require additional parking provision and generate significantly more vehicle movements.

Given that the proposed Activity Centre will typically involve children arriving by mini-bus / coach, the number of daily vehicle movements are likely to be less than those that could be potentially generated by the hotel.

I would therefore have no objections to the proposed development on highway grounds and recommend any permission includes 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 no. -----.
- 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 70 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.
- NONSTD** **GENERAL**
026R The permission shall not be for the benefit of the land but shall operate for the benefit of Robinwood Activity Centres Ltd, whilst they operate and occupy the site.

Supplementary Notes

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

Peter O'Connell

PM Service Manager Environment