

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2016/0338 **Your Ref:** SEH/P/2016/0338
Date: 20th April 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 496 Former Queensway Garage, Queensway, Wrexham.

Development: Change of Use to Dance Studio (Providing Classes For Children and Adults) Together with Ancillary Café.

I refer to your consultation dated 12/04/2016 in respect of the above.

Access

The proposed development site is located on Queensway which is an unclassified road subject to a 20mph speed limit.

Based on these speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access onto Queensway is adequate providing splays in excess of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway.

The existing access serving the development site is 5m wide and is paved in hard bound materials. The access has a sliding gate located 2.5m behind the edge of carriageway which I assume will be left open during normal working hours. The site is fronted by a 2.1m wide footway.

Parking & Turning Provision

I understand that the floor area of the proposed / existing building is 555m². Although an ancillary café (100 m² GFA) is proposed as part of the development, I have assumed D2 – Assembly & Leisure Use for the total floor area.

LPGN 16 requires 1 car space per 15m² gross floor space for D2 Use which equates to a maximum requirement of 37 spaces.

I understand that 12 no. staff will be employed at the premises. **Could you please ask the applicant to indicate how many of these staff are likely to be on site at any one time requiring a parking space.**

Could you please ask the applicant to indicate how many vehicles relating to those attending dance classes are likely to be on site at any one time.

The submitted application indicates that approximately 20 parking spaces will be provided. The areas fronting and alongside the existing building have recently been re-surfaced with bituminous materials.

No specific details / layout plan of the proposed parking arrangements have been submitted for the proposed development. **I would recommend that the applicant submits a suitably scaled layout plan indicating proposed parking and turning arrangements at the site that meet the requirements of LPGN 16.** I would recommend that any proposed parking spaces & turning areas are marked out with white lining materials.

Adequate turning facilities should be provided within the curtilage of the site. I would recommend that the applicant provides details of the proposed size / type of delivery vehicles anticipated to be used for the proposed business including details of those vehicles delivering goods to the site. **I would recommend that any proposed turning facilities for such vehicles are indicated on a suitably scaled layout plan.** Any proposed turning facility should not conflict with any proposed parking spaces.

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.



Service Manager Environment

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