

MEMORANDUM

From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2015/0644

Your Ref: JS/P/2015/0644

Date: 6th January 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 278 518 Five Crosses Inn, Ruthin Road, Bwlchgwyn, Wrexham.

Development: Erection of Class A1 (retail) convenience store with associated car parking, access arrangements, landscaping and ATM machine.

I refer to your consultations / emails dated 16/12/2015 and 21/12/2015 and layout plan (Drg.no. T29-SK004) in respect of the above.

Parking Provision and Deliveries

I understand that it is now proposed to provide a retail unit with a gross floor area of 232m². Based on LPGN 16 requirements, the proposed unit would require 1 car space per 15m² gfs. This would require a maximum of 16 spaces.

There are currently 34 parking spaces provided within the public house car park. I understand that the existing public house has a public floor space of 78.6m². Based on A3 Use – LPGN 16 would require a maximum of 1 space per 4m² public floor space. This would equate to a maximum requirement of 20 spaces.

I understand that it is now proposed to provide 23 spaces in the car park and 1 space to the rear of the public house off Gwernygaseg Road. LPGN 16 would normally require a maximum of 36 spaces in total. This equates to a maximum shortfall in parking provision of 33%.

However, I still have significant concerns relating to how 10m long delivery vehicles will service the site and impede what would be 9 parking spaces by a single vehicle for between 30 – 40 minutes, with 1 – 2 deliveries occurring per day. This would leave 15 spaces available if one HGV arrives on site or as few as 6 spaces if two such vehicles arrived at the same.

However, in order to support the proposed development, I would recommend that a Service & Delivery Management Plan is requested which restricts deliveries to a single vehicle (max. 10m in length) at any one time which delivers during the morning when the public house is not open for business.

By staggering such deliveries, it is likely that at least 15 spaces would be available for customers and staff visiting the retail unit which would be considered acceptable.

Traffic Regulation Order

In order to ensure that no indiscriminate on-street parking occurs along this section of Ruthin Road and nearby junctions, I would recommend that the applicant funds a TRO to implement double yellow lines including "no waiting / no loading". Such an order will need to cover both sides of Ruthin Road, the Gwernygaseg Road / Ruthin Road junction and the Minera Hall Road / Ruthin Road junction. The applicant will need to liaise with our Traffic Section (contact Darren Green) on Tel: 01978 729643 to implement the required TRO.

Highway / Pedestrian Improvements

It is considered that the proposed development site is currently poorly served by footways and crossing points.

In order to support the proposed development, I would recommend that the developer carries out the following highway improvements to improve pedestrian access to the development site:-

- Widening / improvements to the existing footways on the corner of B5426 Minera Hall Road including extension to footway along western side of Ruthin road to proposed splitter island (2m wide footways required).
- Provision of 1.4m wide splitter island across A525 Ruthin Road in approximate position of existing public house car park entrance providing 2.9m minimum width running lanes.
- Provision of 1.4m wide splitter island across Minera Hall Road junction with Ruthin Road including associated dropped kerbs / tactiles.
- Improvements to kerb radius / footway on south east corner of B5430 Gwernygaseg Road junction.
- Improvements to footway crossing fronting rear access to public house off Gwernygaseg Road.
- Construction of footway alongside public house along Gwernygaseg Road.
- Consideration to providing a suitable pedestrian link through the pub yard area to assist pedestrian access to residents living along Gwernygaseg Road.

I would recommend that the applicant submits a scheme detailing the above improvements for further consideration.

Swept Path Analysis

I would recommend that the applicant submits a scheme detailing the above improvements including details of swept paths of vehicles (ie/ 16m long HGVs) negotiating both the Minera Hall Rd / Ruthin Rd junction and Gwernygaseg Rd / Ruthin road junction to ensure that the suggested highway improvements do not impede vehicle movements in these locations. I await the requested information.

Service & Delivery Management Plan

If the application is to be supported then I would recommend that the applicant submits a Service & Delivery Management Plan detailing how and when deliveries will take place without impeding parking / access within the site. However, I assume that deliveries will only be permitted in normal working hours due to the nearby residential properties.

In order to support the proposed development, I would recommend that a Service & Delivery Management Plan is requested which restricts deliveries to a single vehicle (max. 10m in length) at any one time which delivers during the morning when the public house is not open for business.

I would recommend that the applicant submits a Draft Service & Delivery Management Plan for assessment which addresses the above issues.`

Travel Plan

If the application was to be supported then I would recommend that a Final Travel Plan is submitted after 6 months of the first use of the development.

I await the requested information.



Service Manager Environment