

MEMORANDUM

From:	Service Manager - Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2011/0919	Your Ref:	LP1/P/2011/0919
Date:	23 rd January 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: Overton Way Community Centre, Overton Way, Wrexham.

Development: Refurbishment of existing community centre and extension comprising café and multi use day nursery.

I refer to your consultation received on 03/01/2012 and my memo dated 05/01/2012 in respect of the above, I comment as follows:-

I previously raised concerns over the adequacy of the parking provision (ie/ 28 no. spaces) proposed at the development site. In theory, it appears that there is the potential for a peak in parking demand on a Thursday between 09:00 and 13:30 when Tumbletots meet at the existing community centre. This could potentially clash with the new day nursery which is being re-located to the development site from the existing site on Central Avenue.

However, I understand that you have carried out a survey at both the existing day nursery on Central Avenue and the existing community centre off Overton Way and found that the combined parking demand when both facilities are operating (ie/ on a Thursday morning) could be accommodated at the proposed development site.

I understand that the worse case scenario was that a total of 17no. vehicles were observed in the existing community centre car park during the morning with 7 staff vehicles related to the existing day nursery off Central Avenue and 3 no. cars dropping off at any one time at this site.

This would therefore appear to suggest that if the proposed community centre and day nursery are merged that up to 27 parking spaces would be required at any one time. The proposed level of parking provision for the proposed development site would therefore appear to be adequate with at least 1 surplus parking space being available at any one time.

It is assumed that the proposed café will be utilized by the same people using the other facilities on the site and will therefore not result in any additional parking demand or increase in vehicle movements at the site.

I would recommend that at least 10% of the proposed parking spaces are provided to mobility standards (ie/ 3no.spaces). The submitted layout plan (Drg. No. PD/2008/112 06 – dated October 2011) only indicates the provision of 2 no. spaces to mobility standards.

I would recommend that the proposed 1.2m footway link leading to the car park from the existing footway north of Central Avenue is increased to 2.0m and is constructed to an adoptable standard. I would recommend that an additional lighting column is provided along the this footway link at the corner of the car park in the interest of pedestrian safety. This has not been indicated on the submitted layout plan.

Could you please ask the applicant to submit a revised layout plan indicating the above amendments.

Assuming the above issues can be addressed, I would have no objections to the proposed development and recommend that any permission include the following conditions:-

CONDITIONS

ZJ23 (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR
035R

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

ZJ37 SUBMISSION OF FURTHER DETAILS
026R

E06N No part of the development shall commence until a scheme detailing the
E07N construction of the following has been submitted to and approved in writing by
the Local Planning Authority:

- 1) *Detailed layout, design, construction and lighting of the proposed new footway linking the car park to the existing footway north of Central Avenue.*

The scheme as is approved shall be fully implemented prior to first use of the development.

Supplementary Notes

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

Peter Downward

Service Manager - Environment