

MEMORANDUM



From: Service Manager - Environment

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0919

Your Ref: LP1/P/2011/0919

Date: 5TH January 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 341 516 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 dated 03/01/2012 in respect of the above.

The proposed development site is located off Overton way which is an unclassified, residential road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds along Overton Way at being around 20mph given the geometry of the road.

Assuming typical vehicle speeds of 30mph along Chestnut Avenue, visibility at the Overton Way / Chestnut Avenue junction appears adequate providing splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

The first 60m of Overton Way is only 4.9m wide and already serves more than 24 dwellings and the community centre. Any proposed / existing access road serving this number of dwellings would normally be required to provide a minimum carriageway width of 5.5m.

Some on-street parking does appear to occur along the first section of Overton Way which I assume relates to residents of nos. 1 – 8. This could impede access to the site should the development generate any significant increase in vehicle movements.

I would therefore not consider Overton Way suitable to serve any further development that is likely to result in any significant increase in vehicle movements.

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 adoptable standards.

I would recommend that an additional lighting column is provided along 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.

In terms of parking provision at the development site, I understand that the existing / proposed floor areas are as follows:-

Function	Floor Space (m ²)	LPGN 16 Class Use	LPGN 16 Max no. spaces req'd
Existing / Proposed Community Centre	410	D2	27
Proposed Café	100	A3	25
Proposed Day Nursery	183	D1	7
Existing Day Nursery	190	D1	8

In theory, the proposed development site could require a maximum of 59 spaces. As only 28 no. spaces are proposed, this could lead to a significant shortfall in parking provision and result in a significant on-street parking problem in the vicinity of the site. However, in reality this is a local community facility which is likely to be used by local people who could well arrive on foot.

However, I am unable to fully assess the application due to lack of information.

Could you please ask the applicant to provide further information detailing what traffic movements are currently generated by the existing day nursery located on Central Avenue which I understand is being re-located to the development site and what level of parking demand was experienced at this site. Could you also ask the applicant to provide details of the number of children currently attending this existing facility each day and the number of children likely to be attending the proposed day nursery.

Could you also ask the applicant to carry out a parking survey at the existing community centre off Overton Way to determine what if any spare capacity is available in the existing community centre car park when the centre is being fully utilised during the week. Any spare capacity may offset any potential need for additional parking required by the proposed development.

I assume users of the proposed café will be the same people using the other facilities at the site and will therefore not result in any additional parking demand or increase in vehicle movements at the site.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements including traffic generation.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking arrangements.**

P.P. Peter Don Muwanda
Service Manager - Environment