

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0505	Your Ref:	JS/P/2011/0505
Date:	10 th August 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 336 508 14 Chester Road, Wrexham.

Development: Change of use from hospice offices to 4 self contained apartments.

I refer to your consultation dated 22/07/2011 in respect of the above.

The proposed development site has an existing shared access onto Chester Road which is a classified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing shared access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing / proposed access serving the development site appears adequate in both directions providing splays of at least 2.4 x 43m measured to the nearside edge of the adjoining highway.

The existing access is approximately 5m wide and hard paved and its dimensions would be considered adequate to serve as a shared access. However, the existing dropped kerbs serving this access are only 3.6m wide. This results in vehicles exiting the site towards the town centre having to drive over full height kerbs which is considered unacceptable. I would advise the applicant to widen the existing dropped kerb crossing to at least 4.5m to improve this access (see note).

I understand that the development site was previously used for offices (7 no.) by the hospice. It is considered that the vehicle movements generated by these offices is likely to have exceeded that expected from the proposed development (4 no. apartments).

In terms of parking provision at the proposed development site, I comment as follows:-

I understand that the proposed development comprises of 3 no. 1 bedroomed apartments and 1 no. 2 bedroomed apartment. Given the sustainable location of the development site, I would consider the provision of 6 spaces in total adequate which could allow 1 space per dwelling plus 2 no. visitor spaces. I would recommend that the proposed parking spaces are formally marked out indicating allocated spaces and visitor spaces.

The submitted layout plan (Drg. No. 1122-PL-01- Dated July 2011) appears to indicate the provision of 8 no. spaces. However, I would recommend that the proposed parking space alongside the southern boundary of the site is deleted as this would then provide adequate turning space (ie/ 6m) for the 3 no. spaces opposite. In order to provide adequate turning space for the 3 no. spaces at the rear of the site, I would recommend that the parallel parking space (no. 2) to the back of the property is deleted.

I therefore have no objections to the proposed development and recommend that any permission include the following conditions:-

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

Supplementary Notes

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

Note to Applicant:

FOOTWAY CROSSING LICENCE

In order to widen the existing dropped kerbs fronting the access, a licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the proposed access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Infrastructure and Planning Manager