

MEMORANDUM



From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0555	Your Ref:	MP/P/2011/0555
Date:	17 TH August 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 330 505 57 Regent Street, Wrexham.

Development: Change of use from D1 (Chiropody Clinic) to B1 Offices.

I refer to your consultation dated 04/08/2011 in respect of the above.

The proposed development site is located on Union Road which is a narrow, unclassified road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 10mph given the geometry of the road.

Assuming speeds of 10mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 11m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets.

Visibility from the proposed / existing access serving the development site appears adequate providing splays compliant with Manual for Streets.

I understand that the ground floor was previously occupied by a chiropody clinic consisting of 3 no. consulting rooms. LPGN 16 would normally require a total of 6 no. spaces for such a development.

Based on B1 – Business / Office Use, LPGN 16 would normally require 1 car space per 30m² gross floor space. Based on a proposed floor area of 69m², this would equate to the requirement for 2 / 3 spaces. However, the development site is considered to be in a sustainable location.

The existing parking and turning provision fronting the development site appears adequate providing space for up to 4 no. vehicles.

I would therefore recommend that any permission includes the following condition:-

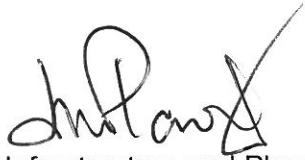
CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on the approved drawing no. 5438 / L(2)01 Rev C shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to read 'M. P. Lang', with a large, stylized initial 'P' and a long, sweeping horizontal stroke extending to the right.

Infrastructure and Planning Manager