

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0067 **Your Ref:** MP/P/2011/0067
Date: 21st February 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 339 500 31 Caia Road, Wrexham.

Development: Extension to form physiotherapy units and 2 no. retail units.

I refer to your consultation dated 08/02/2011 in respect of the above.

The proposed development site is located on Caia Road which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Visibility from the existing / proposed access serving the development site appears adequate and complies with the requirements of Manual for Streets. However, full visibility is not always available at this access due to on-street parking along this section in the westerly direction.

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

The proposed retail units (approx. 100m²) intended for A1 – small shop usage would normally require 1 no. car space per 15m² gross floor space in accordance with LPGN 16. This would equate to the requirement for 7 no. spaces. The proposed physiotherapy units (approximately 22m²) would require 1 no. parking space. This would equate to the proposed development requiring an additional 8 no. spaces.

I understand that the veterinary surgery itself has 4 no. consulting rooms and 2 no. surgery rooms. Based on D1(a) – Medical Usage, LPGN 16 would normally require 2 car spaces per consulting room. There would also appear to be a 1 bedroomed flat above the existing veterinary surgery which would require 1 no. additional car parking space. I assume that this would therefore require a total of 13 no. spaces.

The overall development site including the existing veterinary surgery would therefore require a total of 21 no. spaces. The submitted layout plan (Drg. No. 6658/L(9)01Rev E) appears to indicate the provision of 21 no. spaces which is considered adequate.

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

I assume that both the existing veterinary surgery and proposed retail units will require deliveries which will involve vehicles such as box vans or similar visiting the site. Although the proposed parking area is of a limited size, it would appear possible to accommodate the turning movements of a small delivery vehicle within the curtilage of the site.

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

CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing No. 6658/L(9)01Rev E 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.



Operational Manager Traffic & Transportation