

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0187	Your Ref:	MP/P/2011/0187
Date:	15 TH April 2011		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 392 492 Premier Decorations, Oak Road, Wrexham Industrial Estate, Wrexham.

Development: Change of use of part of warehouse to A1 retail.

I refer to your email / consultation dated 15/03/2011 including car parking layout plan in respect of the above.

The proposed development site is served off Oak Road which is a classified road subject to a 40mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Although visibility in the north westerly direction is adequate, visibility in the south easterly direction is inadequate being impeded by the existing wooden sign located on the corner of the access. Visibility in this direction is approximately 2.4 x 17m measured to the nearside edge of the adjoining highway.

I would therefore not normally support any proposed development that is likely to result in an increase in vehicle movements utilising this sub-standard access. Assuming that the proposed retail unit will result in an increase in vehicle movements, I would normally recommend that the application be REFUSED. However, providing that the existing wooden sign (including posts) at the existing access onto Oak Road is removed, I would have no objections to the proposed development on highway grounds.

In terms of parking provision, LPGN 16 would normally require the existing / proposed retail unit to provide 1 car space per 20m² gross floor space (based on A1 shop usage – non food retail). The proposed / existing factory outlet shop would therefore normally require 20 no. spaces.

The submitted parking layout plan appears to indicate the availability of 15 no. spaces located to the front of the shop and 85 no. spaces in the car park to the east of the main access road. This level of parking provision is considered adequate.

Providing that the existing wooden sign (including posts) is removed from the main access, I would have no objections to the proposed development and would recommend any permission include the following condition:-

CONDITION

NONSTD

038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Supplementary Notes

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



Infrastructure and Planning Manager