

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0090

Your Ref: SJG/P/2011/0090

Date: 3rd March 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 494 Hightown Barracks, Kingsmills Road, Wrexham.

Development: Erection of 3 storey apartment to house 9 no. single bedroom apartments and associated parking.

I refer to your consultation dated 21/02/2011 in respect of the above.

I cannot fully assess the application due to lack of information.

Please ask the applicant to provide a more detailed plan of proposed access arrangements including proposed pedestrian / cycleway access off Brynycabanau Road and emergency access off Brynycabanau Road. It also unclear from the submitted layout plans as to the adequacy of the proposed parking provision at the proposed development 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 pedestrian access / cycleway access / emergency access off Brynycabanau Road.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking provision.**

Notes:

- The submitted layout plan (Drg. No. W10/2031/02) appears to indicate the construction of apartment block no. 5 at the south westerly corner of the site. This would appear to include the deletion of the previously approved emergency access and footway / pedestrian link onto Brynycabanau Road.

Although I would not support this development without an appropriate shared footway / cycleway link onto Brynycabanau Road, I assume that the requirement for an alternative emergency access would be a consideration for the Fire Brigade / WCBC Building Control Section.

Could you please ask the applicant to clarify the above details on a revised layout plan.

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

The proposed layout plan (Drg. No. W10/2031/02) does not clearly demonstrate how the additional 9 no. parking spaces for the proposed flats are to be provided. The existing layout plan (Drg. No. W10/2031/01) indicates the provision of 31 spaces in the vicinity of the proposed flats at the western end of the site. The proposed layout plan (Drg. No. W10/2031/02) appears to indicate the provision of 29 spaces in the vicinity of the proposed flats at the western end of the site. This would appear to suggest that no parking provision will be provided for the 9 no. flats and 2 additional existing spaces will be lost due to the proposed development. The proposed parking provision would be considered inadequate.

Could you please ask the applicant to provide a revised layout plan clarifying the above issue.

- Previous planning consent ref: P/2009/1004 – condition no. 7, required the provision of appropriate road markings at the main access serving the site in accordance with the Traffic Signs and Directions Manual 2002 prior to the occupation of the additional apartments. The purpose of these markings was to avoid conflict between vehicles accessing the development site and those vehicles accessing the adjoining barracks site onto Hightown Road. These road markings have not yet been installed.

Could you please ask the applicant to provide a revised layout plan indicating the required road markings in this location.

I await the requested information.



Infrastructure and Planning Manager