

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0199

Your Ref: P/2011/0199

Date: 4 April 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2900 2820 Chirk Court Care Home, Maes y Waun, Chirk

Development: Demolition of existing single storey 30 bedroom residential care home and phased construction of new two storey 72 bedroom EMI nursing facility.

I refer to your consultation dated 15 March 2011 in respect of the above site.

The development site is located on a private driveway accessed via the unclassified highway Maes y Waun.

The existing access is to be closed and a new access formed on to the classified highway B5070. Whilst it is possible to create adequate visibility splays of 2.4 x 43m, the submitted plans seem to indicate that this will have little impact on the boundary hedge. The footway is only 1.7 m wide and as a result the new access will require the loss of 10m of hedge to form the access and approximately 10m either side to be reduced to 1m in height above road level.

The proposed extension increases the number of bedrooms at the site to 72. LPGN 16 recommends the provision of 1 parking bay per 3 bed spaces which equates to 24 spaces. The submitted plans only demonstrate 20 spaces – although there appears to be adequate room within the site to create additional spaces.

The plan indicates a service yard at the south west corner of the site - there does not appear to be adequate room for the turning of a bin wagon. The applicant should consider increasing the size of the turning head or possibly altering the kerb alignment at the south east of the site to allow for turning in the original site access.

There will be a small increase in traffic generation as a result of the proposal but this is unlikely to cause detriment to highway safety in the vicinity of the site.

Please ask the applicant to provide further information in respect of the following:

- 24 parking spaces in accordance with LPGN 16 recommendations.
- Visibility splays of 2.4 x 43m in both directions - to be shown in the correct position demonstrating how this is to be achieved given the position of the hedge.
- On site turning space for service vehicles.



Infrastructure and Planning Manager