

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0167

Your Ref: LB1/P/2011/0167

Date: 20th April 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 519 Waterways Garden Centre, Holt Road, Llanypwll, Wrexham.
Development: Variation of condition no. 7 of Planning permission code no P/2003/0707 to permit the sale of conservatories and orangeries.

Further to your email / consultation dated 20/04/2011 including revised layout plan (Drg. No. 8177 / ST01), I comment as follows:-

The proposed development site accesses onto Holt Road which is a classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m measured to the nearside edge of the adjoining highway in accordance with TAN 18. However, typical vehicle speeds may well be less than 60mph given the location of the Holt Road / Hugmore Lane signalized junction.

Visibility from the existing access serving the site appears adequate in both directions providing splays in accordance with TAN 18.

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

The submitted layout plan appears to indicate the provision of 61 no. spaces within the existing car park and the provision of an overspill car park which can accommodate around 20 no. cars. The proposed parking provision / layout is considered adequate. However, I assume 10% of these spaces should be provided to mobility standards.

I therefore have no objections to the proposed development and recommend that any permission includes the following condition:-

CONDITION

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing no. 8177 / ST01 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 'J. P. W.', is positioned above the title.

Infrastructure and Planning Manager