

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0574 **Your Ref:** KH/P/2010/0574
Date: 22nd July 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 338 499 Unit 1, Old Wrexham Sawmills, Rivulet Road, Wrexham.

Development: Change of use from B8 – Storage and Distribution to internal hand car wash facility.

I refer to your consultation dated 08/07/2010 in respect of the above.

The proposed development site is located on Rivulet Road which is an unclassified road subject to a 30mph speed limit.

Assuming typical vehicle speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access appears adequate providing splays in excess of 2.4 x 43m in both directions.

Any proposed access serving such a development would normally require a minimum width of 4.8m to facilitate the simultaneous passage of 2 no. vehicles. However, the existing access is only 3.8m wide and is considered inadequate to serve such a development.

TRICs data based on its existing use for storage & distribution suggests around 6 – 9 trips / 100m². This would equate to around 32 movements per day for a gross floor area of 353m². Although I do not have specific TRICs information relating to car washing facilities, I would assume that the proposed car washing facility is likely to generate significantly more vehicle movements than its previous use.

In order to support the proposed development, I would recommend that the existing / proposed access is widened to a minimum of 4.8m to facilitate the simultaneous passage of 2 no. vehicles (see note). This will require modifications to the existing footway and tactile paving.

Parking and turning provision at the proposed development site appears adequate.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

1. The proposed / existing access serving the development site shall be widened to a minimum width of 4.8m (see note).
2. Parking provision at the proposed development site shall be in accordance with LPGN 16.
3. Suitable turning facilities shall be provided within the curtilage of the development site

REASONS

1. To ensure that adequate visibility is provided from the proposed access.
2. To provide for the parking of vehicles clear of the highway.
3. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

Supplementary Notes

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

Notes:-

- The applicant will need to widen the existing access serving the development site and will need to apply for formal consent pursuant to s.184 of the Highways Act 1980. Modifications to the existing footway including tactile paving can be agreed by exchange of letters.
Please contact Steve Jones on Tel: 01978 297158 to arrange consent.
- No access shall be permitted onto Hightown Road without further improvements to the existing access.



Operational Manager Traffic & Transportation