

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0837

Your Ref: P/2010/0837

Date: 04 November 2010

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: Construction of three single storey extensions to create additional bedrooms

I refer to your consultation dated 07 October 2010 in respect of the above site.

The development site is located on a private driveway accessed via the unclassified highway Maes Y Waun. Vehicular speed on Maes y Waun is considered to be no more than 20mph due to the geometry of the road.

The proposed extension increases the number of residents at the site to 60. LPGN 16 recommends the provision of 1 parking bay per 3 bed spaces. Given that there are 23 bays proposed it is considered that parking provision is concurrent with recommended guidelines.

The proposed parking bays appear to take away the footway linking the site to the unclassified road. To ensure adequate pedestrian provision is maintained into the site I would suggest that a footway be introduced across the full frontage of the parking bays in the form of a dropped vehicular crossing.

There is likely to 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.

I recommend any permission include the following conditions:

CONDITIONS

J02C PARKING AND MANOEUVRING AREA TO BE LAID OUT

026R Before any room is first occupied, the car parking and manoeuvring areas indicated on the approved drawing shall be laid out and marked out. They shall thereafter be kept available solely for those uses at all times.

NONSTD SUBMISSION OF FURTHER DETAILS (FOOTWAY)

030R There shall be no development permitted on site until a scheme showing a detailed layout of a footway across the frontage of the proposed parking bays, has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.



Infrastructure and Planning Manager