

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0584 **Your Ref:** SJG/P/2010/0584
Date: 11th August 2010

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 329 506 Former Petrol Filling Station, Regent Street, Wrexham.
Development: Change of use from petrol station to “hand wash” car washing operation.

I refer to your consultation / email dated 10/08/2010 including layout plan (Drg. No. DM/10/02A) in respect of the above.

The proposed development site is located on Regent Street which is a busy, classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. The existing vegetation / shrubbery along the frontage of the site is currently overgrown and will need to be cut back / removed in order to provide the required visibility splays.

It is proposed to use the southerly access as an “in” only / “no exit” and the northerly access as an “out” only / “no entry”. I would recommend that appropriate private signage indicating the above is provided within the curtilage of the development site.

Any proposed / existing access would normally be required to provide adequate forward visibility for vehicles approaching from the south off Central Road providing a stopping sight distance of 33m. The required forward visibility appears to be available on the approach to the development site.

Parking at the proposed development site shall comply with the requirements of LPGN 16.

Suitable turning facilities shall be provided / maintained within the curtilage of the development site.

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

CONDITIONS

1. The proposed access shall provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height.

2. Appropriate private signage indicating proposed access arrangements at the development site (ie/ in only / no exit (southerly access) & out only / no entry (northerly access) shall be provided within the curtilage of the development site.
3. Parking provision at the proposed development shall be in accordance with LPGN 16.
4. Suitable turning facilities shall be provided within the curtilage of the development site.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
3. To provide for the parking of vehicles clear of the highway.
4. To enable vehicles to enter and leave the site in a forward gear in the interest of traffic safety.

Supplementary Notes

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



Operational Manager Traffic & Transportation