

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0437 **Your Ref:** SJG/P/2010/0437
Date: 2nd June 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 367 512 Kenmar, Chester Road, Rossett, Wrexham.

Development: Change of use of part of ground floor of dwelling to dental surgery.

I refer to your consultation dated 24/05/2010 in respect of the above.

The proposed development site is located on the B5445 Chester Road which is a classified road subject to a 20mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

I understand that the existing car park to the rear of the site is shared by the hairdressers, Kenmar and the village stores. Although the car park is not formally marked out, approximately 17 no. spaces are available in this car park. There is also space for up to 6 no. cars to the front of the building although I assume that any parking associated with Kenmar and the dental surgery would utilise the rear car parking area.

LPGN 16 would normally require the existing office (54 m²) on the first floor to provide 1 no. space per 30m² of gross floor space (class B1 Business use). This would require the provision of 2 no. spaces. I assume that the office will be converted to replace the displaced kitchen, lounge and dining room from the ground floor.

I assume the proposed dental surgery on the ground floor is for a single consulting room. LPGN 16 would normally require the provision of 2 car spaces per consulting room (D1a – medical services). However, I understand that there will be 3 no. members of staff employed who may require parking provision in addition to those patients being treated and awaiting treatment. Although I would consider the available parking provision to be adequate, I would suggest that the dental surgery is restricted to a single consulting room to avoid creating excessive demand for parking spaces at the development site.

The existing car park to the rear of the development site is only partially surfaced with hard bound materials and is not formally marked out. I would recommend that the remainder of the car park is surfaced with hard bound materials (ie/ bituminous macadam) with the proposed spaces being formally marked out in accordance with LPGN 16 requirements. I would recommend that 10% of these spaces are provided to mobility standards.

Visibility from the existing access serving the car park is adequate in both directions providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

The existing access is 4.6m wide and is capable of accommodating the simultaneous passage of 2 no. vehicles.

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

CONDITION

1. The vehicle parking and turning areas fronting the development site and within the rear parking area shall be formally marked out, surfaced with hard bound materials (ie/ bituminous macadam) prior to the first use of the dental surgery and shall thereafter be retained for those purposes.

REASON

1. To provide for the parking of vehicles clear of the highway.

Supplementary Notes

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



 Operational Manager Traffic & Transportation