

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0264 **Your Ref:** MP/P/2010/0264
Date: 20th April 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 499 St Davids House, 6 Chapel Street, Wrexham.

Development: Conversion of detached house to four self-contained flats (in retrospect).

I refer to your consultation dated 31/03/2010 in respect of the above.

The proposed development site is located on Chapel Street which is a busy unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section given the geometry of the road.

Any proposed 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.

Visibility from a central position along the existing access is inadequate in both directions providing splays of approximately 2.4 x 10m to the south east and 2.4 x 18m to the north west measured to the nearside edge of the adjoining highway.

I would normally therefore not support any proposed development that is likely to result in an increase in vehicle movements utilising this substandard access.

However, I understand that the proposed development site was previously used as office accommodation. Based on the assumption that a flat in such a central location is likely to generate around 6 no. vehicle movements per day, it is considered that the proposed 4 no. one bedroomed flats are likely to generate a similar no of vehicle movements compared with its use for office accommodation.

In terms of parking provision for the proposed flats, LPGN 16 would normally require the provision of a maximum of 6 no. spaces (1.5 spaces per flat), However, given the sustainable location of the development site, the provision of 4 no. spaces would be considered adequate.

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

CONDITION

1. Parking provision at the proposed development site shall be in accordance with LPGN 16 and shall make provision for 4 no. spaces.

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.



A Operational Manager Traffic & Transportation