

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0398 **Your Ref:** BB/P/2021/0398
Date: 25th May 2021

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

Location: O. S Grid Ref: 351 504 2 Royden Gardens, Wrexham.
Development: Operation of 4 Private Hire Vehicles.

I refer to your consultation / email dated 27/04/2021 in respect of the above.

The proposed development site is located on an unclassified, residential road (cul de sac) subject to a 20mph speed limit.

There would currently appear to be parking for up to 3 no. vehicles side by side within the curtilage of the site although there is no dropped kerb fronting the property. However, there is a lawned area between the property and the hardstanding which may be being modified / surfaced to provide additional parking provision. **The applicant needs to clarify this detail. I would recommend that the applicant provides a suitably scaled layout plan indicating the proposed 4 no. parking spaces at the property.**

It is not clear as to whether all 4 cars are purely taxis or are also used as family / domestic vehicles. **The applicant needs to clarify this detail.** The carriageway fronting the property is only 4m wide and cannot accommodate the simultaneous passage of 2 vehicles. Any shortfall in parking provision in this location resulting in vehicles being parked on the highway would be an issue in terms of highway / pedestrian access.

Providing that adequate off street parking for all vehicles associated with the property / business (both taxi & domestic vehicles) can be provided, I would raise no objections on highway grounds. I assume that a suitable condition limiting the business to non-operational use will be included.

The existing footway fronting the property does not benefit from a dropped kerb vehicular crossing. If the application is supported, I would recommend that the applicant constructs a dropped kerb crossing along the entire frontage. The applicant will need to apply for s.184 consent in order to lower the kerb and strengthen the footway at the new access position (see note).

Supplementary Notes

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

Note to Applicant:

E05NA

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

A handwritten signature in black ink, appearing to be 'R. Owen', written in a cursive style.

Chief Officer, Environment & Technical