

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0758 **Your Ref:** MP/P/2020/0758
Date: 8th December 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 379 387 The Trotting Mare, Knolton, Overton, Wrexham.

Development: Extension to restaurant and change of use of building to 3 no. units of holiday accommodation.

I refer to your consultation / email dated 02/12/2020 in respect of the above.

Access

The proposed development site is located on the A528 Ellesmere Road which is a classified, rural road subject to a 50mph speed limit.

Assuming speeds of 50mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the existing public house and caravan park appears adequate providing splays compliant with TAN 18.

The existing 4.8m wide access is considered adequate to serve the proposed development site.

I understand that previous planning application ref: P/2015/0714 for the 3 no. units for holiday accommodation was allowed on appeal on 26/05/2016.

Parking & Turning Provision

The existing / proposed car park comprises approximately 35 spaces. I understand that the existing caravan park users have their own on-plot parking. I understand that 3 of the 35 spaces are allocated to the 3 no. additional holiday units and the remaining 32 spaces are available for restaurant customers / staff.

I understand that the existing restaurant comprises 83.16m² public floor space with the proposed extensions / toilets / lobby increasing the total public floor space to 102.81m². Based on LPGN 16 (A3 Use) requirements, the restaurant would require a maximum of 26 spaces. The proposed level of parking provision for the restaurant is therefore considered adequate.

I understand that the previous appeal decision included a condition to surface, drain and mark out the existing car park.

I understand that larger delivery vehicles servicing the restaurant typically visit when the restaurant is closed and the car park is empty. There would appear to be sufficient space for such vehicles to turn within the curtilage of the site.

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

CONDITION

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

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The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced, drained and marked out with white lining materials prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

Public Footpath No.10 - Overton passes immediately to the north of the development site and should not be interfered with.

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

Chief Officer, Environment & Technical