

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0358 **Your Ref:** SJG/P/2020/0358
Date: 15th September 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 323 493 Former Magnet Premises, Ruabon Road, Felin Puleston, Wrexham.

Development: Change of use to gymnasium.

I refer to your consultation dated 10/09/2020 including revised layout plan (Drg. No. CF12003_Prop02 Rev B) in respect of the above.

Access

The proposed development site is located on Ruabon Road which is a busy, classified road subject to a 40mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. Visibility from the access onto Ruabon Road serving the existing industrial estate is adequate providing splays in excess of 2.4 x 120m in both directions. However. This is subject to regular maintenance of the existing hedgerow along Ruabon Road south west of the access.

Parking & Turning Provision (Drg. No. CF12003_Prop02 Rev B)

The proposed gym would come under LPGN 16 - D2 Use which requires a maximum of 1 car space per 15 m². Based on a gfa of 955m², the proposed gym would require a maximum of 64 spaces. The proposed car park indicated on the revised layout plan indicates the provision of 47 spaces which represents 73% parking provision compared with maximum standards. The provision of 47 spaces for the development site would be considered acceptable in this instance.

I would recommend that the proposed spaces indicated on layout plan (Drg. No. CF12003_Prop02 Rev B) are marked out with white lining materials in accordance with LPGN 16 requirements.

Unit 2 – Tacktai Food is located at the rear of the site and appears to provide around 6 parking spaces. Based on previous discussions, I understand that this business is considered to have / retain sufficient parking & turning provision based on its permitted use.

I therefore have no objections to the proposed development on highway grounds and recommend any permission includes the following condition:-

CONDITION

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s).
@@@@@ shall be fully laid out, surfaced with hard bound materials, marked out with white lining materials and drained 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.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

Chief Officer, Environment & Technical