

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0437 **Your Ref:** MRJ/P/2020/0437
Date: 29th September 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 275 524 Beech Cottage, Gegin Road, Minera, Wrexham.

Development: Conversion of existing outbuilding to hair salon.

I refer to your consultation dated 19/08/2020 in respect of the above.

Access

The proposed development site is located on Gegin Road which is a classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph for vehicles approaching from the north east and 25mph for vehicles approaching from the south west.

Based on these speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in north easterly direction and 2.4 x 33m in the south westerly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is inadequate providing splays of approximately 2.4 x 5m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing vegetation either side of the access and outbuilding itself in the north easterly direction.

I would therefore not normally be able to support any proposed development that is likely to result in any significant increase in vehicle movements given the lack of adequate visibility.

The existing access is approximately 6m wide reducing to 3.2m wide at 3.4m behind the edge of carriageway at which point the access is gated. The access is paved with hard bond materials. I would normally recommend that any proposed shared access is a minimum width of 4.1m to allow 2 cars to pass simultaneously with no gates being erected with 5m of the adjoining highway (preferably no gates).

There would appear to be potential for the access to be widened to 4.1m by removing a short section of boundary wall. It would be beneficial to remove any gates across the access.

I understand that the applicant submitted an enquiry for the proposed salon on 31/10/2018 Ref: ENQ/2018/0185. I understand that Highways previously indicated that such a proposal could be supported subject to the following:-

- Removal of vegetation / obstructions along the site frontage to provide improved visibility splays of approximately 2.4 x 20m to the north east measured to the centerline of the adjoining highway and 2.4 x 33m to the south west measured to the nearside edge of the adjoining highway.
- Provision of adequate parking & turning provision for both the existing dwelling and salon.
- Condition limiting the business to one hair stylist plus one assistant.
- Advising clients to leave the site in a south westerly direction towards the B5430 Old Minera Road (as visibility at the Gegin Road / A525 junction is severely sub-standard).

Following on from the above, I would recommend that the applicant submits a suitably scaled plan indicating the following:-

- Removal of vegetation / obstructions (greater in height than 1m above the adjoining carriageway level) along the site frontage to provide improved visibility splays of approximately 2.4 x 20m to the north east measured to the centerline of the adjoining highway and 2.4 x 33m to the south west measured to the nearside edge of the adjoining highway. The full extent of these splays will need to be provided.
- Widening of access to 4.1m.
- No gates to be erected.
- Provision of adequate parking & turning provision for both the existing dwelling and salon.
- Condition limiting the business to one hair stylist ie/the applicant, as indicated in the current application.
- Advising clients to leave the site in a south westerly direction towards the B5430 Old Minera Road (as visibility at the Gegin Road / A525 junction is severely sub-standard).

Parking and Turning Provision

Adequate parking and turning provision shall be provided within the curtilage of the site. I would recommend that the applicant submits a suitably scaled plan annotating the dimensions of the proposed parking spaces and turning space in accordance with LPGN 16 requirements. I would recommend that details of the existing dwelling are provided (ie/ no. of bedrooms) and parking provision is provided in accordance with LPGN 16 maximum standards.

Operation of Business

I would recommend that the proposed salon business operates on an appointment only basis with only one customer being permitted on site at any one time.

I await the requested

A handwritten signature in black ink, consisting of a stylized 'P' followed by a series of loops and a long horizontal stroke.

Chief Officer, Environment & Technical