

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: 20th August 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 03/08/2020 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

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 indicates the provision of 47 spaces which represents 73% parking provision compared with maximum standards. A number of the parking spaces indicated on the submitted layout plan (Drg. No. CF12003-Prop02) only appear to have 3.1m depth of hardstanding before they encroach over the access serving unit 2 (Tacktai Food). **This could be addressed by extending the hardstanding to a minimum depth of 4.8m for the affected spaces.** Only 2 spaces to mobility standards have been proposed. LPGN 16 normally requires a minimum of 10% to mobility 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) 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. **I would request clarification on whether this business has sufficient parking & turning provision based on its permitted use.**

If the above points raised can be addressed, then I would 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

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The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced, 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 stylized 'R' followed by a horizontal line.

Chief Officer, Environment & Technical