

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0758 **Your Ref:** PF/P/2019/0758
Date: 11th October 2019

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

Location: O. S Grid Ref: 328 497 2 Bersham Road, Wrexham.

Development: Conversion of former bed and breakfast to 4 no. one bed self-contained apartments.

I refer to your consultation dated 07/10/2019 in respect of the above.

Access

The proposed development site is located on Victoria Road which is a classified, residential road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 12m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction in that the required splay would need to cut across 3rd party land. Visibility is impeded in the southerly direction by the existing boundary wall fronting the site.

I would normally recommend a shared access of this nature to be a minimum of 4.8m wide with any gates setback a minimum of 5m behind the adjoining highway. The existing access is narrow being approximately 2.4m wide and is gated at 5.6m behind the edge of carriageway. The submitted layout plan (Drg. No. H121/004 Rev A) appears to indicate the removal of the gates at the site. This would offer an improvement to the existing access/

I would normally not be able to support a development that would result in any increase in vehicle movements through this sub-standard access. However, if the site has a legitimate use as a 5 bedroom bed & breakfast then it could be accepted that vehicle movements may not be significantly more than its previous use.

Parking / Turning Provision

I assume that there are 4 spaces currently provided for the existing bed & breakfast business off Victoria Road.

The submitted layout plan (Drg. No. H121/004 Rev A) indicates the provision of 4 parking spaces for the apartments. LPGN 15 would normally require a maximum of 6 spaces for the proposed apartments. However, given the relatively sustainable location of the site (edge of town), the provision of 1 space per apartment would be considered acceptable

Although the parking area is very restricted, it would appear possible for all cars within the proposed spaces to turn within the curtilage of the site.

Waste Disposal / Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway.

I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

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

CONDITIONS

- | | |
|-----------------------|--|
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----. |
| ZJ22
035R | PARKING AND MANOEUVRING TO BE KEPT CLEAR
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced 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. |
| NONSTD
033R | NO GATES
There shall be no gates or other means of enclosure across the vehicular access point. |
| ZJ46
026R | NO PRIVATE SURFACE WATER RUN OFF
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development. |

Supplementary Notes

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

peter dunn

W Chief Officer, Environment & Technical