

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0487 **Your Ref:** KH/P/2019/0487
Date: 16th July 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 393 492 Site off Oak Road, Wrexham Industrial Estate, Wrexham.
Development: Change of use of clubhouse, five a side football pitch and bowling green to industrial use – Use Classes B1, B2 & B8.

I refer to your consultation dated 03/07/2019 including layout plan (Drg. No. 0724/02) in respect of the above.

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

Access

The existing / proposed access already serves the existing pallet business and social club and is of adequate design / layout to serve both cars and HGVs.

Assuming typical speeds of 40mph, any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access appears adequate in the north westerly direction providing a splay in excess of 2.4 x 120m measured to the nearside edge of the adjoining highway. Visibility in the easterly direction is currently approximately 2.4 x 65m measured to the nearside edge of the adjoining highway. However, the required visibility would appear achievable in this direction but is reliant on the regular maintenance of the existing verge and trees / hedgerow along this section.

I would recommend that the applicant provides a suitably scaled layout plan indicating how the required visibility splays will be provided from the existing access.

Site Plan Drg. No. 0724/02

Previous planning application ref: P/2019/0364 was for the change of use of part of the existing car park at the front of the site for pallet and timber storage. However, during a site visit on 16/05/2019, it appeared that a significant portion of the existing car park was being used for storage, parking of HGVs and loading of materials.

This would seem to suggest that the remainder of the car park is no longer available for parking at the social club should it wish to re-open which would be unacceptable. If the social club is to remain open with some parking spaces retained then it would seem inappropriate to mix this use with an industrial use.

The current application (title) appears to include a change of use of the clubhouse yet the submitted layout plan (Drg. No. 0724/01) indicates that the clubhouse will remain with no changes as part of this application.

I would recommend that further information is provided in respect of the following:-

- Confirmation of existing permitted use of the social club ie/ D1, A3...
- Confirmation as to who the car park was previously allocated to ie/ the social club and how many spaces were previously available for use by the club.
- Gross Floor Area of Social Club
- Number of parking spaces which will remain allocated for use by the club.
- Individual gross floor areas for the whole site including all areas / buildings proposed for B1, B2 & B8 use in order to assess the adequacy of the remaining parking provision.
- Scaled plan showing all car parking spaces (marked out) within the whole curtilage of the site for the existing / proposed business including clubhouse parking.
- Scaled plan showing all HGV parking spaces (marked out) and HGV turning areas within the whole curtilage of the site for the existing / proposed business.
- Details of existing / proposed daily vehicle movements (cars / HGVs) in respect of the whole site/ business.

I understand that the existing social club is currently closed for business. However, I would recommend that clarification is obtained as to whether the club will be permanently closed (without parking provision) and whether this will be conditioned as part of any consent.

I await the requested information.

Supplementary Notes

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

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Chief Officer Environment & Technical