

MEMORANDUM

From: Planning Control Manager
To: Chief Officer Planning & Regulatory
Our Ref: PR/DC/P/2019/0364
Your Ref: ^{KH}PF/P/2019/0364
Date: 16th May 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 393 492 James Jones and Sons Ltd, Oak Road, Wrexham Industrial Estate, Wrexham.

Development: Change of use of part of existing car park fronting Oak Road to pallet and timber storage.

I refer to your consultation dated 15/05/2019 including revised layout plan (Drg. No. 0723/01) 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 providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway. However, visibility in the easterly direction is reliant on the regular maintenance of the existing verge and trees / hedgerow along this section.

Site Plan Drg. No. 0723/01

The submitted layout plan indicates a section of the existing car park (outlined in red) proposed for storage of timber / pallets etc. However, during a site visit on 16/05/2019, it would appear that a larger area the existing car park is 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.

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

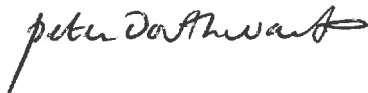
- Confirmation of existing permitted use of the social club ie/ D1, A3...
- Confirmation as to who the car park was previously allocated to ie/ the social club.
- Number of overall parking spaces in the car park (including layout plan indicating spaces)
- Number of remaining spaces (including layout plan indicating spaces) in car park maintained for social club use.
- Gross Floor Area and Public Floor Space of Social Club
- Details of proposed increase in daily vehicle movements (cars / HGVs) as a result of the development.

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.



 Planning Control Manager