

MEMORANDUM

From:	Planning Control Manager	To:	Chief Officer Planning & Regulatory
Our Ref:	PR/DC/P/2019/0368	Your Ref:	SEH/P/2019/0368
Date:	21 st May 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 321 507 Building 4 Chesney Court, Rhyd Broughton Lane, Wrexham.

Development: Change of use from Class D1 Use on ground and first floors to a mixed use of Class D1 on the ground floor and Class B1 Use on the first floor.

I refer to your consultation dated 15/05/2019 in respect of the above.

The proposed development site is located on Rhyd Broughton Lane which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing access serving the development site would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving Chesney Court is adequate providing splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway.

The existing access serving the development site is in close proximity to the junction opposite ie/ Ellice Way. Both accesses are served by short right hand turning lanes with limited waiting capacity.

Existing Access Chesney Court

The existing access serving Chesney Court is 5.6m wide which is considered adequate to serve the proposed development. The existing access is served by a short right hand turning lane.

The existing access appears to serve 3 no. office units and a childrens day nursery to the south (Units 1 – 4).

Unit 4 is accessed via a 4.6m wide internal access road which is considered adequate to serve the proposed development.

There does not appear to be any internal pedestrian routes (ie/ footways) serving the existing / proposed office units off the footway along Rhyd Broughton Lane. Anyone visiting the site on foot appears to have to walk along the internal access road which is not ideal. **I would recommend that consideration is given to providing safe pedestrian access within the site.**

Parking Provision

The existing day nursery comprises a total of 520m² GFA. Based on LPGN 16 requirements (Class D1 Use), the nursery would require a maximum of 23 spaces. A total of 26 spaces are currently provided for Unit 4.

The proposed development will comprise 302m² GFA - Class D1 Use and 218m² GFA – Class B1 Use. This would equate to the maximum requirement of 21 spaces. The provision of 26 spaces for Unit 4 would be considered acceptable.

Traffic Generation

With specific reference to Chesney Court, in the morning peak, there is standing traffic queuing past the site heading towards Wrexham Maelor Hospital. In the evening peak, vehicles queue both lanes past the site along Berse Road towards the B&Q roundabout and Rhyd Broughton Roundabout. The immediate local network is constrained by the lack of capacity and throughput of vehicles through both the A541 and A525 junctions with A483(T).

Careful consideration would normally need to be given for access and egress to and from the site and whether this would be to the detriment of traffic flows on Berse Road. However, the proposed change of use in this instance is not considered likely to have any significant detrimental impact on the local highway network.

I have no objections to the proposed development and recommend any permission includes the following condition:-

CONDITION

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. @@@

Supplementary Notes

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



 Planning Control Manager