

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0014 **Your Ref:** SEH/P/2018/0014
Date: 18th January 2018

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

Location: O. S Grid Ref: 343 540 Land adjacent to Ashgrove Nursing Home, Chester Road, Gresford, Wrexham.

Development: Extension and refurbishment of redundant office, associated parking and sewage treatment plant.

I refer to your consultation dated 11/01/2018 including layout plan (Drg. No. W18/2545/102) in respect of the above.

Access

The development site is located on the B5445 Chester Road which is a classified road subject to a 40mph speed limit.

Any proposed / existing access in this location 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.

The proposed / existing access currently serves the Ashgrove and Ashleigh Court Nursing Homes to the rear of the development site. The existing access is approximately 5.5m wide and provides visibility splays in excess of 2.4 x 120m in both directions in accordance with TAN 18.

The existing access is not currently provided with tactile paved crossing points. The submitted layout plan indicates the provision of tactile paving in this location. These shall be a minimum of 1200 x 4200mm in line with the back of footway.

The existing access surface is in need of re-surfacing. I would recommend that the first 5m of the access is re-surfaced with bituminous macadam.

Parking & Turning Provision

The submitted layout plan indicates the proposed building / offices as being a "proposed medical centre". Based on a total gross floor area of 148.5m², LPGN 16 – D1 Use would require a maximum of 8 spaces. The proposed car park serving the development site includes 10 spaces which is considered adequate.

I assume a shared turning facility will be provided between the existing nursing homes and proposed offices / medical centre which can accommodate the turning movements of a refuse wagon and any potential delivery vehicles.

Footways

In terms of pedestrian accessibility to and from the site and access to the existing bus stop / shelter fronting the development site along Chester Road, I comment as follows:-

The section of footway fronting the development site along Chester Road between the main access to the site and the bus stop itself to the south west is only typically 1.3m (maximum 1.6m) wide. I would therefore recommend that this footway is widened to a minimum width of 2.0m between the main access and the bus stop / shelter. This will require the setting back of the existing sandstone wall fronting the development site (see note). This detail has been indicated on the submitted layout plan.

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

CONDITIONS

ZJ15A 038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) EMPTY SPAY**

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ41 026R **GENERAL LAYOUT**

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. W18/2545/102.

ZJ22 035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**

The vehicular parking and turning areas as shown on approved drawing no. W18/2545/102D 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~~ **SUBMISSION OF FURTHER DETAILS (ACCESS / FOOTWAY WORKS)**

026R No part of the development shall commence until a scheme detailing the construction
E06N of the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

- ~~1)~~ Detailed layout, design, drainage and construction of the proposed new 2.0m wide footway along Chester Road between the existing access and bus stop.
- 2) Installation of tactile paving across the existing vehicular access off Chester Road.
- 3) Resurfacing of first 5m of main access onto Chester Road.

The scheme as is approved shall be fully implemented 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.

Note to applicant

The proposed footway should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Peter Douthett

mu Service Manager Environment

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