

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0108 **Your Ref:** PF/P/2018/0108
Date: 20th February 2018

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

Location: O. S Grid Ref: 341 507 Ty Nos, Holt Road, Wrexham.

Development: Change of use of land for the purpose of siting up to 4 no. self-contained structures to provide medium term accommodation for homeless persons and 1 no. structure for support services allied to the neighbouring Ty Nos Homeless Shelter, associated boundary treatments and CCTV structures.

I refer to your consultation dated 12/02/2018 in respect of the above.

The proposed development site is located on the A534 Holt Road which is a busy, classified road subject to a 30mph speed limit.

Access

Any proposed / existing access in this location 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. Visibility from the existing access is adequate providing splays in excess of 2.4 x 56m in both directions.

The existing car park was previously used as overspill parking for WCBC staff and could have generated a significant number of vehicle movements. The car park no longer appears to be used to the same extent by WCBC staff.

The existing access is shared with the adjoining Quakers Meeting House. The existing shared access is approximately 3.9m wide setback 7.6m behind the adjoining carriageway. I would normally recommend any proposed access is a minimum width of 4.8m to facilitate the simultaneous passage of 2 no. vehicles. However, this is an existing access which has the potential to accommodate a significant number of vehicle movements. In comparison, the proposed development is not considered likely to generate any significant number of vehicle movements.

Parking & Turning Provision

The existing car park comprises 47 no. spaces. It is proposed to retain 22 spaces to serve the proposed development site. Given the nature of the proposed development, the retention of 22 spaces is considered to be adequate.

There would still appear to be space for a refuse vehicle to turnaround at the rear of the site if required.

I therefore have no objections to the proposed development on highway grounds and recommend any permission include the following condition:-

CONDITION

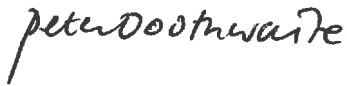
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GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. Drg. No. -----.

Supplementary Notes

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



1/2 - Service Manager Environment