

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0966	Your Ref:	SEH/P/2017/0966
Date:	29 th November 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 502 The Mitre Vaults, 32 Pentrefelin, Wrexham.

Development: Three-storey 20 room extension to existing HMO with associated parking.

I refer to your consultation dated 27/11/2017 in respect of the above.

Access

The proposed development site is bounded by Pentrefelin to the south which is a classified road and Brewery place to the north which is an unclassified road both subject to a 30mph speed limit.

There would appear to be 2 no. existing accesses serving the adjoining car park off both Pentrefelin and Brewery Place. However, it would appear that the existing access onto Pentrefelin which is only 3.5m wide is no longer in use. The main access serving the car park is located to the rear of the development site off Brewery Place. This access is approximately 6.6m wide.

It would appear that it is intended to serve the proposed additional flats (HMO) off Brewery Place via the existing dropped kerb 6.6m wide access. The submitted Elevation Plan (revised Drg. No. 8846/20 appears to indicate an undercroft access arrangement serving the proposed flats setback off Brewery Place providing a shared 5.6m wide access which is considered acceptable.

A visibility splay of 2.4 x 25m (based on speeds of 20mph) measured to the nearside edge of the adjoining highway should be provided / maintained at the proposed access off Brewery Place in the south easterly direction. This has been indicated on the revised layout plan (Drg No. 8846/22 Rev A).

I would recommend that the access is surfaced with the same high quality paving materials as existing fronting the existing taxi office (ie/ setts and paving slabs) providing a continuous footpath link along this section of Brewery Place up to the exiting footpath link into the Island Green Car Park. Such a footway would need to be constructed to adoptable standards. The submitted layout plan (Drg. No. 8846/22 Rev A) indicates this detail. In order to carry out these works, the applicant will be required to enter into a s.38 / 278 agreement with the Council.

Parking & Turning Provision

I understand that the proposed development is for 20 single occupancy bedrooms intended for HMO use. The extended building will accommodate a total of 32 spaces. I understand that the number of occupants can be controlled by license by WCBC Housing / Public Protection Section.

Both Pentrefelin and Brewery Place are subject to a traffic regulation order imposing no waiting / no loading at any time. However, there are a limited number of 30 minute waiting bays along the eastern side of Brewery Place with similar limited provision further along Brook Street. However, these spaces are already heavily used by existing shop owners / customers / members of public.

There are a number of car parks nearby including St. Giles and Island Green. However, St Giles is only a short stay car park and I understand that Island Green is relatively expensive for those wishing to park for long periods of time.

The existing car park does not appear to be properly managed for the existing flats and a number of taxis belonging to the existing taxi business (Prestige) are regularly parking in this location. The use of this car park by prestige taxis would have to cease if the application is supported.

In terms of parking provision for the proposed flats, LPGN 16 would normally require a maximum of 1 car space per two bedspaces which would equate to the maximum requirement for 16 no. spaces. The proposed layout plan (Drg. No. 8846/22 Rev A), appears to indicate the provision of 14 no spaces for the proposed flats with a small area reserved for parking by the existing business within the main car park. No parking of vehicles should take place within the backyard area alongside the existing taxi office accessing close to the junction of Brewery Place and Pentrefelin. This would not appear to be an existing access (ie/ no dropped kerb) and would be considered unsuitable to serve as an access given its proximity to the junction and pedestrian crossing point.

This area of Wrexham Town Centre already suffers from significant on-street parking problems particularly along Lea Road, Bellevue Road and Jubilee Road. It is considered that without adequate parking provision, the proposed development will exacerbate this existing problem. However, the proposed parking provision ie/ 14 spaces, equates to 88% parking provision compared with maximum standards and is considered acceptable given the location of the site. Any proposed car parking arrangement would need to be surfaced with hard bound materials (eg/ bituminous macadam) with parking spaces being marked out accordingly with white lining materials.

Turning provision within the proposed car park would appear acceptable.

Refuse Collection / Bin Store

Consideration will need to be given to a suitable location for a bin store and how waste will be collected. I would recommend that the applicant contacts our Waste Strategy Officer – Wayne Anderson on Tel: 01978 729695 for further advice.

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

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. **8846/22 Rev A & 8846/20 (revised)**.

NONSTD VISIBILITY SPLAY (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide a visibility splay of 2.4 metres x 25 metres in the south easterly direction measured to the nearside edge of the adjoining highway. Within this splay there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splay shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

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

- 1) *Detailed layout, design and construction of the proposed access / footway onto Brewery Place*

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing no. **8846/22 Rev A** shall be fully laid out (including white lining), 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.

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 / vehicular crossing onto Brewery Place 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

Supplementary Notes

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

Peter O'Sullivan

PS

Service Manager Environment