

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0608	Your Ref:	MR/P/2017/0608
Date:	10 th August 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 494 Bay Tree House Care Home, 99 Norman Road, Wrexham.

Development: Extensions to existing care home to provide additional habitable areas.

I refer to your consultation / email dated 20/07/2017 in respect of the above.

The development site is located on Norman Road which is an unclassified, residential road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m 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 43m in both directions in accordance with Manual for Streets.

The existing access serving the car park is approximately 5.3m wide which is adequate.

In terms of parking provision at the developments site, I comment as follows:-

I understand that there are currently 36 bedrooms at the property and it is proposed to increase these to 48 bedrooms. Based on LPGN 16 requirements, the proposed care home would normally require a maximum of 1 car space per 2 bedspaces. The existing care home (36 bedrooms) would therefore require a maximum of 18 spaces and the proposed care home (48 bedrooms) would require a maximum of 24 parking spaces.

The existing car park provides parking for up to 9 cars, representing a shortfall in parking provision of 50% (maximum). The submitted layout plan (Drg. No. A044/005 Rev B) indicates a revised parking layout providing 14 no. spaces. Although, the proposed parking provision is being significantly improved, this would still represent a 42% shortfall in parking provision compared with maximum requirements.

Staff numbers at the care home are as follows:-

	Full-Time	Part-Time
Existing Employees	15	7
Proposed Employees	25	17

I assume that existing staff / relatives visiting the care home are typically unable to park in the relatively small car park and have to park on the adjoining streets which is considered to be unacceptable.

The applicant has provided the following information:-

Visiting hours: *I can confirm there are no set visiting times to the care home, this ensures there are no peak visiting times avoiding any parking/highways problems. Spreading visiting across all periods of the day reduces the impact on the vicinity.*

Staffing numbers: *There is 1 staff member to 8 residents, 1 manager, 1 part time kitchen & 1 part time activities.*

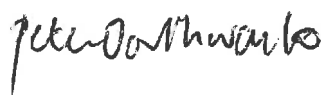
Beds: *9 additional bedrooms are proposed as part of the redevelopment, however the care home is registered for 40 beds, meaning an increase of only 7 beds as the home currently has double rooms. The double rooms have to be removed as part of care standards with their preference to have single rooms.*

However, the proposed development appears to be significantly increasing the numbers of staff working at the premises. I would therefore recommend that the applicant provides further details relating to shift patterns and peak visiting times (assumed after 5pm weekdays) indicating the existing / proposed number of staff / visitor vehicles visiting the site during the day requiring parking and where they park. I assume a register is kept of visitors at the home which could be submitted. A car parking survey would be considered useful to assess the adequacy of the existing / proposed parking provision including details of any staff / visitors who cannot find a space at the premises.

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.



Service Manager Environment