

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0455 **Your Ref:** MR/P/2017/0455
Date: 23rd June 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 498 430 Maes y Groes Farm, Higher Wych Road, Iscoyd, Wrexham.
Development: Change of use from A1 and B1 (Workshop, Office and Storage) to Use Class A1, B1 and D1 (Medical and Health Services).

I refer to your consultation / email dated 22/06/2017 in respect of the above.

Access

The proposed development site is located on a rural, classified road subject to a 60mph speed limit. However, a previously conducted speed survey along this section determined 85th percentile values of 33.5mph for vehicles travelling in the southbound direction and 35.5mph for vehicles travelling in the northbound direction.

For these derived speeds, any proposed access would normally be required to provide visibility splays of 2.4 x 50m in the northerly direction and 2.4 x 55m in the southerly direction measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. These splays were required under the previous planning consent for the Gallery (ref: P/2009/0682).

The existing access serving the car park at the front of the site is 4.8m wide which allows the simultaneous passage of 2 no. vehicles. The access is paved with hard bound materials for a minimum distance of 5m behind the adjoining highway which is considered adequate.

However, visibility from the existing access is inadequate providing splays of approximately 2.4 x 7m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction by the existing boundary fence, acer tree and hedgerow beyond. The fence / posts need lowering to a maximum height of 1m above the adjoining carriageway. The acer tree needs removing and the hedgerow beyond needs to be setback in order to provide the required splay in this direction. Visibility in the southerly direction is impeded by the existing bush in the corner of the car park and the existing boundary fence. The bush needs to be removed and the fence / posts need lowering to a maximum height of 1m above the adjoining carriageway.

No gates shall be erected at the car park.

Could you please ask the applicant to provide a revised layout plan indicating the above detail including the full extent of the required visibility splays.

Parking & Turning Provision

The submitted Floor Plan appears to indicate the following :-

Existing A1 Use – 57.3m² gfa

Existing B1 Use - 41m² gfa

Proposed D1 Use – 98.3m² gfa

This conflicts with the submitted application form which indicates a total gross floor area of 420m² for the existing building. I assume that this detail is incorrect. **Please ask the applicant to clarify this detail.**

Based on the existing usage indicated above, LPGN 16 would normally require a maximum of 5 parking spaces. Based on the building changing to D1 Use, the proposed Therapy Clinic would require a maximum of 6 spaces. Given the remote location of the site, I would recommend that maximum parking provision is provided at the site.

Having measured the existing car park there would only currently appear to be space for 2 no. cars each side of the car park equating to a total of 4 no. spaces. If the existing low lying hedge / planting at the front of the car park was removed and replaced with hardstanding, the car park would be capable of accommodating 6 no. parking spaces.

Could you please ask the applicant to provide a revised layout plan indicating the above detail including the marking out of the proposed spaces. Each space shall be 2.4 x 4.8m wide.

Providing the above issues can be addressed, I would have no objections in principle to the proposed development. I await the requested information.

petuonmwaite

W Service Manager Environment