

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0458	Your Ref:	MR/P/2017/0458
Date:	16 th June 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 15/06/2017 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 50 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 (50 bedrooms) would require a maximum of 25 parking spaces.

The existing car park provides parking for up to 9 cars. I assume that no additional parking spaces are proposed. The proposed development would result in shortfall in parking provision of 64% compared with LPGN 16 maximum standards.

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 unacceptable.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.

Supplementary Notes

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

Patricia Wainwright

WA Service Manager Environment