

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0163	Your Ref:	KH/P/2017/0163
Date:	29 th March 2017		

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

Location: O. S Grid Ref: 504 419 Iscoyd Park, Iscoyd, Wrexham.

Development: Conversion of the Coach House to a Reception Room, Kitchen and Ancillary Rooms at ground floor level and offices at first floor level.

I refer to your consultation dated 14/03/2017 in respect of the above.

Access

I assume that the main access serving the development site is the most northerly access which also serves the existing school / nursery and offices.

I previously recommended that this existing shared access is widened to at least 4.8m for a minimum distance of 15m behind the highway boundary. I recommended that the access is surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 15m behind the highway boundary. No gates shall be erected within 15m of the highway boundary. Details of the proposed widening shall be submitted to the Local Planning Authority for further approval.

Such an access would facilitate the simultaneous passage of 2 no. vehicles clear of the adjoining highway (ie/ coach & car) and would ensure that no deleterious material is carried onto the highway.

The existing access improvements do not appear to have been implemented. The access reduces to approximately 4.8m wide at a distance of 5.9m behind the adjoining carriageway reducing to 2.9m at a distance of approximately 15m behind the adjoining carriageway.

I would recommend that any proposed widening of the northerly access is included in any revised Traffic Management Plan and shall be submitted to the Local Planning Authority for further approval.

Parking & Turning

Could you please ask the applicant to provide further details of the existing / proposed gross floor areas & existing / proposed class uses (LPGN 16) at the development site.

Could you please ask the applicant to provide details of the existing / proposed parking & turning provision at the development site.

Previous planning consent ref: P/2009/0537 referred to a Parking Layout Plan (Drg. NO. PM04 – Dated 15/06/09) which indicated upgrading of the existing 34 space car park and provision of a 60 space overflow car park. I assume that these works should have been implemented before first use of the proposed marquees. These works do not appear to have been carried out.

Could you please ask the applicant to confirm when the overflow car park is due to be constructed and whether this will also be used to serve as parking provision for the current application.

Supplementary Notes

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

Petrominwerte

Service Manager Environment