

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2016/1145

Your Ref: SEH/P/2016/1145

Date: 16th February 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: 384 495 J R Websters, Redwither Road, Wrexham Industrial Estate, Wrexham.

Development: Demolition of existing outrigger and new extension to rear.

I refer to your consultations / emails dated 14/02/2017 and 16/02/2017 including revised layout plan (Drg. No. J120/004 Rev B) in respect of the above.

The proposed development site is located on Redwither Road which is a classified road subject to a 40mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The development site is served by 2 no. existing accesses at the western and eastern ends of the site frontage. The westerly access is also shared with the HGV MOT / Workshop Business at the rear of the site.

Westerly Access

The westerly access is also shared with the HGV MOT / Workshop Business at the rear of the site. Visibility from the existing access is adequate providing splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

This access is approximately 5.5m wide, partially kerbed and surfaced with hard bound materials. The access surface / kerbing is in relatively poor condition and would benefit from improvement. Previous planning consent ref: P/2012/0480 for the erection of the MOT Test Centre / Workshop included a condition (no. 10) to improve the access. This work has not been completed. I understand that our Enforcement Section is currently dealing with this issue.

Easterly Access

Visibility from the existing access is adequate providing splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

The easterly access is 4.9m wide and is surfaced with hard bound materials.

Parking and Turning Provision

I understand that the existing retail space comprises a gross floor area of 335m² and a total proposed gross floor area of 460m² for storage purposes. Based on LPGN 16 requirements (A1 Retail Use), the existing / proposed retail area (335m² GFA) would require a maximum of 1 car space per 20m² which would equate to the maximum requirement of 17 spaces. Based on LPGN 16 requirements (B8 - Storage), the existing / proposed storage area (460m² GFA) would require a maximum of 1 car space per 100m² which would equate to the maximum requirement of 5 spaces.

Based on LPGN 16 requirements, the proposed extended retail unit (795m² GFA) would require a maximum of 22 spaces. The submitted layout plan indicates the provision of 16 spaces. This represents a 27% shortfall in parking provision from maximum standards. I understand that a condition will be included which restricts the applicant from using any of the proposed storage space for retail purposes. On this basis, I would consider the proposed parking provision to be adequate.

I would recommend that the proposed spaces indicated on the submitted layout plan are marked out with white lining materials in order to formalize the parking arrangements at the site.

I assume that typical delivery vehicles comprise large transit type vehicles which could easily access the site.

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

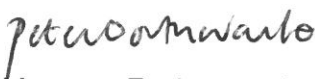
CONDITION

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved **drawing no. J120/004 Rev A** shall be surfaced with hard bound materials, fully laid out / marked with white lining materials 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. The proposed parking spaces shall only be used by staff and visitors.

Supplementary Notes

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


Service Manager Environment