

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0126	Your Ref:	KH/P/2017/0126
Date:	21 st February 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 337 528 Smithy View Service Station, Chester Road, Wrexham.

Development: Change of use of lawned / grassed area adjoining Smithy View Service Station to a car wash facility, erection of single-storey prefabricated building for use as office and reception together with a lean-to canopy.

I refer to your consultation dated 14/02/2017 in respect of the above.

The proposed development site is located on Chester Road which is a busy, classified road subject to a 30mph speed limit.

Any proposed / existing access in this location would normally require visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The garage has 2 no. existing access points off Chester Road (north and south) and an additional access off Ty Gwyn Lane.

Southerly Access off Chester Road

The existing access is approximately 9.7m wide and provides visibility splays in excess of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway. This access is used for both entry & exit. Although there is right hand turning facility provided for north bound vehicles travelling along Chester Road wishing to turn into Smithy Lane, there is no such facility for southbound traffic travelling along Chester Road wishing to turn right into the southerly access serving the service station which has the potential to cause confusion.

Northerly Access off Chester Road

The existing access is approximately 9.7m wide and provides visibility splays in excess of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway. This access is used for both entry & exit. This access has the benefit of a right hand turning facility provided for southbound traffic travelling along Chester Road wishing to enter the service station.

Access off Ty Gwyn Lane

Ty Gwyn lane is a classified road subject to a 30mph speed limit. However, I would estimate typical speeds of around 25mph given the geometry of the road in this location.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is adequate in the easterly direction providing a splay in excess of 2.4 x 33m measured to the nearside edge of the adjoining highway. However, visibility in the westerly direction is inadequate providing a splay of approximately 2.4 x 17m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow.

It would appear that this access is used as an exit only for the existing car washing facility located to the rear of the site. I assume that this facility typically attracts up to 2 cars at a time. I understand that this is likely to be de-commissioned shortly due to maintenance costs.

Although, it may be difficult to control the number of movements using this existing access, I would not normally wish to support any proposed development that would significantly increase vehicle movements through this access. I assume that any vehicles using the proposed drive through car washing facility are likely to exit the site through the Ty Gwyn Lane access.

Traffic Generation

A car washing facility of this nature has the potential to attract a significant number of standing vehicles waiting / queuing to be processed. The submitted Design & Access Statement suggests that the proposed facility will increase traffic flow by about 6 – 8 cars per hour. If 6 – 8 staff are employed to run the operation, then this may well mean that additional cars may wait / queue in the vicinity of the existing northerly access off Chester Road. There is limited space available for waiting vehicles within the site given the existing activities already on site (ie/ petrol station, shop, car sales & existing car wash). I would raise serious concerns regarding the potential for vehicle conflict at the existing northerly access in terms of cars entering the site off Chester Road and any cars waiting / queuing for the proposed car wash across the proposed access.

If the proposed development becomes as popular as Charlie's drive-through car wash off Bluebell Lane, then highway safety on Chester Road may well be compromised. I assume that the number of cars visiting the facility could not be controlled by condition.

Staff Parking

Specific details of numbers of existing & proposed staff and a plan indicating where they will park their cars on site has not been provided. There is limited space available given the existing activities already on site (ie/ petrol station, shop, car sales & existing car wash).

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

The potential traffic generated by the proposed development would be contrary to through traffic interests generally and a likely source of danger to road users particularly because of the significant volume of traffic currently using Chester Road.

peter daniel wait

fr. Service Manager Environment