

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0118 **Your Ref:** MP/P/2017/0118
Date: 15th February 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 502 Lower Ground Floor, Mitre Buildings, Brewery Place, Brook Street, Wrexham.

Development: Change of use to Virtual Reality Games and Experiences Service.

I refer to your consultation / email dated 13/02/2017 in respect of the above.

The proposed development site is located on Brewery Place which is an unclassified road (cul de sac) subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being no more than 20mph along this section given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide a visibility splay of 2.4 x 25m to the south east measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access off Brewery Place is considered adequate providing a splay in excess of 2.4 x 25m to the south east measured to the nearside edge of the adjoining highway.

Given that the existing access was previously used by the former public house (now converted to 14 no. flats) to access its car park, I would not expect traffic generation from the proposed development to result in any increase in movements through this existing access compared with what could have been previously generated by the public house.

Both Pentrefelin and Brewery Place are subject to a traffic regulation order imposing "no waiting / no loading at any time". However, there are a limited number of 30 minute waiting bays along the eastern side of Brewery Place with similar limited provision further along Brook Street. However, these spaces are already frequently used by existing shop owners / businesses / members of the public during the day.

Previous planning consent at the development site (ref: P/2013/0847) included conditions 6 & 7:-

Condition no. 6 included the provision of a visibility splay from the rear car park access of 2.4m x 25m to the south east measured to the nearside edge of the adjoining highway.

Condition no. 7 required the rear car park (providing 6 no. spaces) to be laid out, surfaced and drained prior to first use of the development. This condition has not yet been carried out.

In terms of LPGN 16 requirements, the existing A2 Use (53m² GFA) would require a maximum of 3 no. parking spaces. Based on the proposed D2 Use (53m² GFA), the proposed development would require a maximum of 4 no. parking spaces.

I understand that it is proposed to provide 2 no. spaces at the rear of the site which I assume is comparable with the spaces allocated to the previous use. I would have no objections to the proposed level of parking provision for such a development subject to the conditions previously required by planning consent ref: P/2013/0847 being implemented prior to first use of the development.

Supplementary Notes

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



W Service Manager Environment