

Cerys Jones

From: Philip Forster
Sent: 18 December 2015 11:24
To: planning_admin
Subject: FW: P/2015/0691 - proposed development at the former Library Arts Centre - change of use to Police Station

Applicant agent correspondence - web

From: Keith O'Hanlon [mailto:keithohanlon@lawray.co.uk]
Sent: 18 December 2015 08:29
To: Philip Forster
Cc: Steve Bayley; Darren Green; Darren Williams; Roberts, Stephen R (Business Services); Ian Poole; Andy Clarke
Subject: RE: P/2015/0691 - proposed development at the former Library Arts Centre - change of use to Police Station

Morning Phil,

In response to your e-mail dated 17th December 2015 and to the consultation response from Mr Gallanders we would pick up on each of the observations contained therein;

- This is the consultation stage of the TRO application. We are advised that Planning will be subject to securing alternative blue badge parking.
- There is no dispute that similarly demarcated blue badge bays will not be created on Egerton Street but that on street parking restrictions are proposed which will effectively permit only blue badge parking, or deliveries.
- The blue badge parking was referred to as Public solely to differentiate it from dedicated Library Staff Parking.
- That part of the Application Forms referencing parking states the number of spaces available when properly marked out to Local Authority Parking Standards with proper allowance for turning and with due regard to the additional limitations on Police operation parking. This does not state the minimum required. Retaining the current blue badge car parking would effectively limit NWP operation parking to around 10no spaces which is not acceptable as it does not provide sufficient spaces for operational police vehicles to operate from the town station and would make the location unviable for the Force. There are around one hundred spaces at the current Police Station with sufficient parking for operational vehicles.
- The stated site area of 0.49ha includes all land edged in red on the plans submitted with the original Planning Application.
- The space currently occupied by the blue badge parking has always been included within the site boundaries for the purposes of the Planning process. It has always been included in any land transfer and is essential to retain the Police in Wrexham Town Centre. The boundaries did not change in any subsequent issue of the site plans. The space at the entrance provides parking for motor cycles with reasonably limited landscaping appropriate to the location.
- Reference to NWP DAG is focused on the provision and accessibility within and to the new facility.
- Access to the operational car park for the Library and Café is not granted lightly and will be strictly controlled under an agreed written protocol between Wrexham CBC and North Wales Police.
- We are not aware of any Memorandum stating concerns over parking.

Regards,

Keith

Keith O'Hanlon

Director

T: 01978 357 887

M: 07809 517 112

W: www.lawray.co.uk



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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 17 December 2015 09:11

To: Keith O'Hanlon <keithohanlon@lawray.co.uk>

Cc: Steve Bayley <Steve.Bayley@wrexham.gov.uk>; Darren Green <Darren.Green@wrexham.gov.uk>; Darren Williams <Darren.Williams@wrexham.gov.uk>

Subject: FW: P/2015/0691 - proposed development at the former Library Arts Centre - change of use to Police Station

Dear All,

In response to Mr Gallanders formal consultation below, it would be helpful if I could have a written description of the proposed TRO on Egerton Street that I can report to members. Keith – as you are acting on behalf of the applicant perhaps you can coordinate this in discussions with the council? I anticipate that there will be some confusion in relation to this statement below at the Committee and I am guilty as I appear to have misled Mr Gallanders by saying 'relocation of mobility spaces' whereas it should have read 'restriction of access to Egerton Street to Blue Badge holders and deliveries to allow dedicated parking'. I am assuming the comment below relates to the fact that we would not specifically mark out mobility spaces on the highway.

You make reference to the relocation of the mobility parking spaces which implies that the same format of each space would be created in Egerton Street yet I have already had communication from Clr David Bithell that this arrangement would not be supported and on street designated disabled spaces would not be permitted as it would set a precedent within WCB

Phil

From: John Gallanders [<mailto:john.gallanders@avow.org>]

Sent: 16 December 2015 23:15

To: Philip Forster

Cc: Mark Pritchard; Steve Bayley; Davida Bithell; Darren Green; Darren Williams; johnleecejones@gmail.com; John Gallanders

Subject: RE: P/2015/0691 - proposed development at the former Library Arts Centre - change of use to Police Station

Dear Philip

Thank you for this response which Steve had indicated to me as a possible option.

I am however surprised that a formal proposal has already been decided upon when a site meeting with your Highways Department is not taking place until next week to review the situation that has arisen from the planning application P/2015/0691.

You make reference to the relocation of the mobility parking spaces which implies that the same format of each space would be created in Egerton Street yet I have already had communication from Cllr David Bithell that this arrangement would not be supported and on street designated disabled spaces would not be permitted as it would set a precedent within WCB.

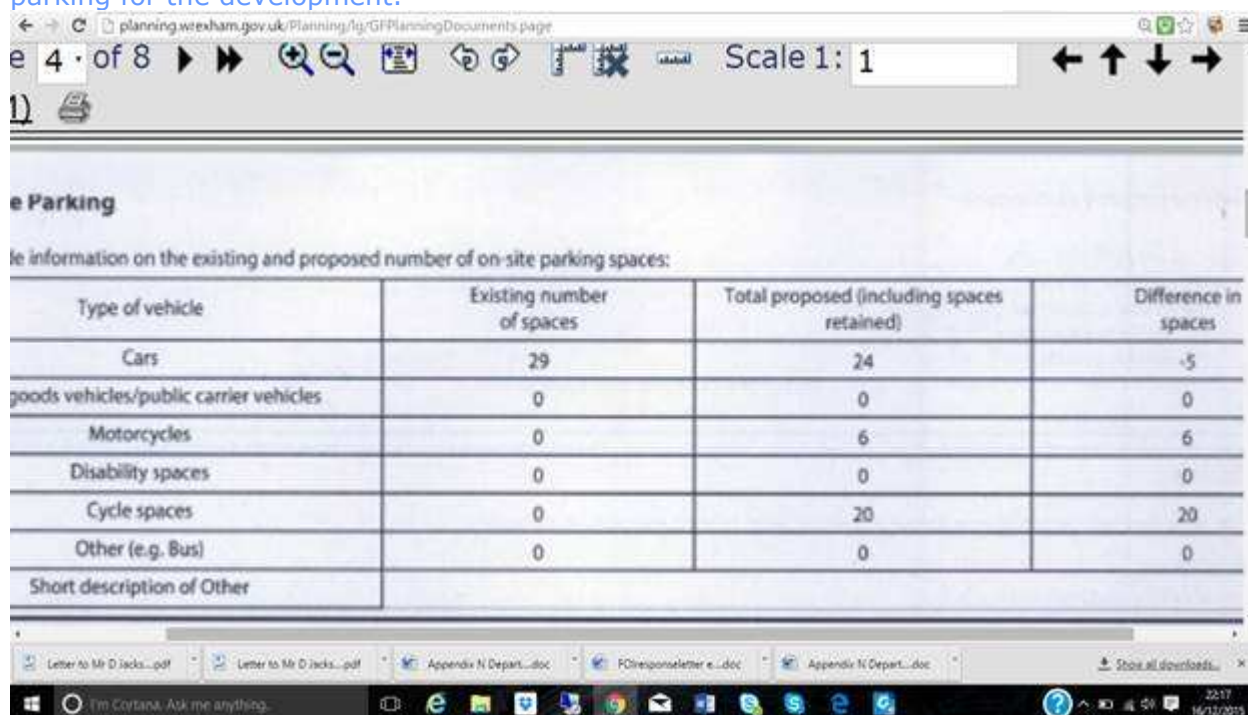
I would also like to point out the following:

18th September:- Case : P/2015/0691, F, PF, Property : LIBRARY ARTS CENTRE, RHOSDDU ROAD, LL11 1NF

On this plan there is clear indication that the Blue Badge space is a Public Car Park and is not incorporated in the staff car park are at the rear of the building.

In the section requesting information on the number of car parking the statement shows that there is a reduction in the number of spaces that would be required compared with the existing staff car parking.

It is our assessment that based on this application that there is no need to make any changes to the existing arrangements for the Blue Badge car parking as it is not required for the purpose of car parking for the development.



The screenshot shows a web browser window with the URL 'planning.wrexham.gov.uk/Planning/fg/GFPlanningDocuments.page'. The page title is 'e 4 · of 8'. The browser toolbar shows 'Scale 1: 1'. The page content includes a table titled 'e Parking' with the following data:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	29	24	-5
goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	6	6
Disability spaces	0	0	0
Cycle spaces	0	20	20
Other (e.g. Bus)	0	0	0
Short description of Other			

Q 22) Site size- It would appear that the site size of 0.49 hectre does not include the disputed car parking space.

14th October Plan – the red edged area has now been drawn to include the car park – who authorised the inclusion of this additional space as it is different to the original plans and why has there been no inclusion of an Equality Impact Assessment. On the Plan the majority of space now appears to be a landscaped space and wider entrance – very little is part of the car park.

The plan also states that the proposed car park is for 20 operational Police Vehicles- is this correct as it appears that this would be almost the scale of the existing operational Police Station. If this is only a town centre base why is there a requirement for so many spaces?

Design and access statement:

It states that the North Wales Police Disability Access Group has been consulted – does the applicant have feedback on what this Group's views were on the removal of the Blue Badge Parking.

There can be no issue over security as the deliveries for the library and café will be via the compound car park area.

20th October Memo to WCBC Service Manager Environment – has a response been provided to the car parking concerns raised in this Memo?

In view of the above I trust that you will await the discussions with your Highways Officer and consider the points that have been raised above.

Regards

From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]

Sent: 16 December 2015 3:19 PM

To: John Gallanders

Subject: P/2015/0691 - proposed development at the former Library Arts Centre - change of use to Police Station

Dear Mr Gallanders,

I am writing to you to formally notify you of proposed changes to the above mentioned planning application. You will recall deferred consideration of the application from the December Planning Committee to allow officers the opportunity to explore alternative arrangements for the relocation of the mobility parking spaces.

I understand that the applicant has discussed with the Economic Development and Highways departments here at Wrexham County Borough the opportunity of a Traffic Regulation Order (TRO) for Egerton Street effectively restricting access to deliveries, Blue Badge holders and those requiring access to private land.

On the grounds that this would effectively give the opportunity to relocate these spaces to a favourable position, it is my intention to report the application back to the next Committee in January recommending a condition that further detail of the TRO be approved prior to commencement of development, with its implementation prior to the loss of the existing provision/occupation of the police station.

I understand that you may have been made aware of this by either Steve Bayley or Darren Williams here at WCBC, but I wanted to formally notify you as part of the planning application process. Any comments you may wish to make would be gratefully received within 14 days of this email.

Many thanks

Philip

Philip Forster

Planning Officer/Swyddog Cynllunio
Development Control/Rheoli Datblygu



01978 298786



Wrexham County Borough Council, 16 Lord Street, Wrexham, LL11 1LG



Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG



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John Gallanders

Chief Officer

Prif Swyddog

AVOW | Tŷ Avow | 21 Egerton Street | Wrexham | LL11 1ND

AVOW | Tŷ Avow | 21 Stryd Egerton | Wrexham | LL11 1ND

Tel/ Ffôn: 01978 312556

Fax/ Ffacs: 01978 352046

info@avow.org | www.avow.org

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