

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0909	Your Ref:	KH/P/2015/0909
Date:	9 th December 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 349 502 Former Health Centre, Prince Charles Road, Wrexham.

Development: Change of use of former Health Centre (Class D1 Use) to Office Accommodation (Class A2 Use).

I refer to your consultation dated 01/12/2015 in respect of the above.

The proposed development site is located on Prince Charles Road which is an unclassified road subject to a 20mph speed limit.

Visibility from the existing access serving the site is adequate in both directions providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

The existing access is only 3.4m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. Although this is an existing access, I would suggest that consideration is given to widening the access to a minimum of 4.8m.

The Health Centre is currently used as a doctors surgery, dental practice with health visitors operating from the building with approximately 9 full time equivalent employees. The proposed use will accommodate approximately 4 full time equivalent employees which is anticipated to generate up to 12 visitors per day.

It is considered that the former Health Centre would have generated significantly more vehicle movements with increased parking demand compared with the proposed use as A2 – Offices.

There are in excess of 12 no. parking spaces available at the site which exceeds maximum LPGN 16 requirements for both D1 and A2 uses.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter Oathmate

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Service Manager Environment