

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0607 **Your Ref:** MP/P/2012/0607
Date: 31ST August 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 375 497 Broadway Leisure, Unit 2a, Coed Aben Road, Wrexham Industrial Estate, Wrexham.

Development: Change of use from light industrial to caravan sales and repairs and parts and accessories. Erection of storage container to rear (in retrospect).

I refer to your consultation dated 28/08/2012 in respect of the above.

The development site is situated on Coed Aben Road which is a classified road subject to a 40mph speed limit.

The proposed access provides visibility splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The existing access is 4.8m wide which facilitates the simultaneous passage of 2 no. vehicles. The access is hard surfaced for at least 10m behind the highway boundary with gates erected 5.4m behind the adjoining carriageway. An Aco drain has been constructed across the access to intercept any private surface water run-off.

In terms of parking / turning provision at the proposed development site, I comment as follows:-

I understand that the development falls under B1 – Light Industrial Use which would require a maximum of 1 car space per 30m² gross floor space. Based on a gross floor area of 271m², would equate to a maximum of 9 spaces. However, the submitted layout plan (not to scale) appears to propose only 5 spaces which is considered inadequate for the proposed development. I understand that there are at least 3 no. staff employed at the site.

When visiting the site on 31/08/2012, only 2 of the proposed car spaces were available for customer / staff parking. All other areas of the site were occupied by caravans that were either for sale or awaiting repair.

I understand that a typical touring caravan plus car would be approximately 12m in length. The site does not appear to have any turning facility available to accommodate the turning movements of such vehicles which is considered unacceptable. I assume that any such vehicles accessing the site would need to either reverse into the site off the adjoining highway or reverse out of the site which is considered unacceptable.

When visiting the site on 31/08/2012, a medium sized delivery vehicle (ie/ HGV) arrived at the site and parked along Coed Aben Road. I understand that this vehicle intended to reverse off Coed Aben Road into the site due to the restricted space within the site.

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

1. **The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.**
2. **The proposed development does not make adequate provision for the turning of vehicles clear of the adjoining carriageway.**

Pp *Peter Dornier-Warke*
Network and Infrastructure Manager