

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0733	Your Ref:	MP/P/2012/0733
Date:	5 th November 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 390 499 Prestige Cleaning Services, Bryn Lane, Ridley Wood, Wrexham.

Development: Provision for Storage of up to 91 Caravans on Existing Hard Standings.

I refer to your consultation dated 23/10/2012 in respect of the above.

The development site is situated on Bryn Lane which is an unclassified road subject to a 40mph speed limit.

Any proposed / existing accesses in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access is adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

The existing access serving the development site is approximately 6.8m wide and is gated approximately 27m behind the adjoining carriageway.

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

The submitted layout plan appears to indicate a total of 91 parking spaces within the curtilage of the site which are proposed to accommodate caravans. However, it is unclear from the submitted information as to whether the existing cleaning services business is to continue and what level of parking provision would be provided / required for this business. The suggested 8 no. spaces located on the southern side of the existing building would not appear to have sufficient space behind for turning / maneuvering given the location of the proposed caravan spaces.

A number of the proposed caravan spaces appear to be located where the existing model car racing track is currently sited. It is not clear as to whether the model car racing club is to remain. If it is intended to continue, it is not clear as to where vehicles associated with this activity would park within the site.

I cannot therefore fully assess the application due to lack of information.

Please ask the applicant to provide further information as follows:-

- Whether the existing cleaning services business is to continue.
- Details of parking provision for the remaining cleaning services business based on LPGN 16 requirements.
- Whether the existing model car racing club is to continue.
- Details of parking provision for the existing model car racing club.

I wait the requested information.

Peter Dornwange

PP

Network and Infrastructure Manager