

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0365 **Your Ref:** SJG/P/2012/0365
Date: 31st May 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 357 527 Unit 1, Former ROC Office, Borrass Road, Borrass, Wrexham.
Development: Change of use from office / workshop to Open Minds Training and Therapy Centre.

I refer to your consultation dated 22/05/2012 in respect of the above.

The proposed development site is located on Borrass Road which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming typical vehicle speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the development site is adequate in the southerly direction providing a splay in excess of 2.4 x 56m. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 30m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing boundary fence. However, adequate visibility could be achieved by setting back this fence up to the bend along this section.

The existing access serving the development site is only 3.4m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. I would normally recommend that such a shared access be at least 4.8m wide.

There is no footway or street lighting provision along this section of Borrass Road and I assume staff will typically arrive by car. No details of the likely numbers of staff to be employed at the site have been provided.

I would not normally wish to support any proposed development that is likely to result in any significant increase in vehicle movements through this existing sub-standard access.

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

Could you please ask the applicant to provide further information as follows:-

- Details of the current / previous use of the site (unit 1) and typical daily traffic movements generated by this use and how many parking spaces were allocated to the building in question.

- Details of the current / previous use of the adjoining building on the site and typical daily traffic movements generated by this use and how many parking spaces are allocated to this particular building / use. Is this building still being used ?
- What is the maximum number of cars that typically park at the site at any one time associated with the adjoining building and its use? Where are the parking spaces located for this building ?
- What is the maximum number of cars that are likely to park at the site at any one time for the proposed Training & Therapy Centre ?
- What improvements would the applicant be prepared to carry out to the existing sub-standard access in terms of width and visibility ?
- How many staff are likely to be employed at the site (unit 1)?

I await the requested information.

Peter Doonan

P.P.

Network and Infrastructure Manager