

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0349 **Your Ref:** SJG/P/2012/0349
Date: 28TH May 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 516 **Borras Park Veterinary Surgery, 2 Borras Park Road, Wrexham.**

Development: Variation of Condition 4 granted under code no. P/1999/0041 to extend opening hours Monday – Friday (16:00 to 18:30). The existing times of 10:00 to 11:00 and 13:00 to 14:00 hours are to remain.

I refer to your consultation dated 16/05/2012 in respect of the above.

My initial observations are as follows:-

- The submitted layout plan does not clearly show how many car spaces are available at the development site. Please ask the applicant to clarify how many spaces are available and exactly where they are located.
- Assuming D1 usage, could you please ask the applicant to provide details of the gross floor area dedicated to the surgery in order to assess adequacy of parking provision. I understand that the applicant also resides at the property. Could you please also clarify how many bedrooms the residential has in order to assess adequacy of parking provision.
- No details have been provided on how the veterinary surgery operates ie/ Are visits by appointment only therefore limiting numbers of cars on site at any one time ?
- No details of staff numbers or traffic generation have been provided.
Could you please ask the applicant to provide details of the maximum number of staff likely to be employed at the site and how many are likely to be on site at any one time including potential number of clients so I can assess suitability of parking provision.
- Could you please ask the applicant to indicate on a suitably scaled plan the available visibility splays from the existing access taking into account any parked vehicles in the car park.
Although visibility from the existing access appears to be adequate, there would appear to be a shrub / section of hedgerow located immediately to the south west of the access which has the potential to impede visibility. Could you please ask the applicant to confirm that this shrub / section of hedgerow will be removed.

I await the requested information.

Peter Douthwaite

P.P. Network and Infrastructure Manager