

MEMORANDUM



From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development

Our Ref: ENV/DC/PP/2012/0179 **Your Ref:** MP/P/2012/0179

Date: 20th March 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 495 Site of Former Hightown Flats, Land West of Kingsmills Road, Hightown, Wrexham.

Development: New Community Resource Centre and Associated External Works.

I refer to your consultation dated 12/03/2012 in respect of the above.

The proposed development site is located on Brynycabanau Road which is an unclassified road subject to a 30mph speed limit.

Assuming speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

I understand that the proposed access road serving the proposed community resource centre will be constructed prior to commencement of the proposed resource centre as part of planning consent ref: P/2011/0854.

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

Existing Resource Centre / Clinic

Use	LPGN 16 Class Use	Floor area (m ²)	Spaces Req'd (Max)
Clinic	D1	255	12
Community Centre	D2	348	23
Total Max Spaces Req'd			35
Actual Spaces Provided			6

Note: 6no. spaces provided for the clinic. No spaces provided for the community centre.

Proposed Resource Centre

Use	LPGN 16 Class Use	Floor area (m ²)	Spaces Req'd (Max)
Clinic	D1	162.5	9
Community Centre	D2	260.5	17
Office	B1	200	7
Total Max Spaces Req'd			33
Actual Spaces Proposed			14

Although, LPGN 16 would normally require a maximum of 33 spaces for such a facility, there is likely to be 14 parking spaces available during the evenings and weekends when the offices and clinic would be closed. This still falls significantly short of maximum standards and there may be some occasional overlap of use during the day for certain activities at the resource centre. However, the site is considered to be in a sustainable location and compared with current parking provision at the existing clinic/ community centre offers a significant increase compared with existing provision.

I would therefore have no objections to the proposed level of parking provision at the development site.

I therefore have no objections to the proposed development and would recommend that any permission be subject to the following conditions:-

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan No. 6791/L(9)07 – Dated 21/02/2012

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Supplementary Notes

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

Px 
Network and Infrastructure Manager