

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0092 **Your Ref:** SEH/P/2010/0092
Date: 15th February 2010

TOWN AND COUNTRY PLANNING ACT 1990 **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

Location: O. S Grid Ref: 346 514 Former Rays Motors, 126 Rhosnesni Lane, Wrexham.
Development: Convert former petrol station to sandwich take-away and food preparation kitchen.

I refer to your consultation dated 08/02/2010 in respect of the above.

In terms of the submitted layout plan (Drg. No. R031/03 – Dated Oct 2009) I comment as follows:-

The red line (boundary of application site) indicated on the submitted plan only appears to cover a limited area of the original garage site. This would seem to indicate that no access off Rhosnesni Lane is possible from the easterly access. access to the rear of the site is not possible given the existing car washing facility with no turning provision being available to the rear or front of the site to enable cars to leave the site in a forward gear.

I assume this is an oversight and I would recommend that the applicant clarifies how the proposed turning, access and parking arrangements will function adequately / safely.

In terms of parking provision / access to the front of the development site, I would recommend that the 2 no. proposed spaces (nos. 3 & 4) are deleted and re-located to the rear of the building. I understand that the existing canopy and I assume base / kerbing are to be removed. This would then facilitate a minimum 5m wide accessway through the car park to maintain 2 way flow via both existing access points. I would recommend that all parking spaces are marked out clearly in accordance with LPGN 16, with appropriate "keep clear" markings being incorporated on the accessway.

It is proposed to employ the equivalent of 5 no. full time staff, yet only 3 no. staff parking spaces are provided to the rear. I would suggest that additional parking spaces are provided for these staff to avoid any potential for on street parking along Rhosnesni Lane or congestion of front parking area. Parking provision for the existing hairdressing salon staff has not been indicated on the submitted layout plan.

In terms of the submitted "Design & Access Statement", I comment as follows:-

Although it was previously agreed to delete the proposed café given the likely demand for longer term parking, a café is still mentioned in the submitted statement. Could you please ask the applicant to clarify this point.

The submitted "Design & Access Statement" also includes a proposed catering business in addition to the proposed sandwich takeaway. Could you please ask the applicant to clarify how this business (catering business) will operate and details of proposed parking provision and turning facilities for delivery vehicles associated with this business.

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

Please ask the applicant to provide further details of proposed access arrangements including proposed parking and turning arrangements for both existing / proposed businesses.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking and turning arrangements for both existing / proposed businesses.**


Operational Manager Traffic & Transportation