

PARKING PLAN

THE LAURELS, BOURNE TERRACE, LLANGOLLEN, LL20 7ST

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1. Introduction

This Parking Plan sets out the off-street parking arrangements for The Laurels as part of the proposed change of use to a small C2 residential children's home accommodating **up to two young persons**. The plan demonstrates that the property has **ample on-site parking capacity** that exceeds the operational needs of the home and ensures no reliance on on-street parking.

The parking provision has been assessed with reference to the **block plan** submitted as part of this application and supported by photographic evidence of the driveway.



2. Existing Parking Provision

The Laurels benefits from a **substantial off-street driveway** running along the side of the property. The driveway is surfaced in compacted stone with a dedicated pedestrian footpath running alongside the parking zone.

The driveway:

- Extends the full depth of the property
- Provides sufficient width for safe access and manoeuvring
- Can comfortably accommodate **up to four (4) vehicles entirely off-street**
- Allows vehicles to park without obstructing pedestrian movement

The photographic evidence shows a long, well-maintained drive with space for multiple vehicles in single-file formation without the need for reversing onto the highway.

This level of off-street provision **exceeds anything normally required** for a C2 single- or double-occupancy children's home.



3. Operational Parking Requirements

The home will accommodate **up to two children/young persons**, supported by a CIW-registered care provider. Staffing levels may vary depending on assessed need, operating on a **1:1, 2:1 or 3:1 staff-to-child ratio**.

Despite potential higher staffing ratios, parking demand remains low due to:

- **Only one shift handover at a time**, with brief overlaps
- Staff often car-sharing depending on rota structure
- Staff vehicles required to park within the driveway
- Low levels of visitor traffic (social workers, therapists, education professionals), all attending by appointment
- No family or group visits typical in larger homes

Even at maximum staffing (e.g., 2 children requiring 3:1 support), the total number of vehicles on-site will **not exceed four**, which the driveway can fully accommodate.

4. Parking Management Strategy

To ensure smooth operation and no impact on Bourne Terrace:

1. **All staff vehicles will be required to park on the driveway** at all times.
2. **Visitor parking** (social workers, education or health professionals) will also be directed to use the driveway.
3. Shift times will be structured to avoid unnecessary overlap and minimise simultaneous vehicle presence.
4. Staff will be instructed not to idle engines, congregate outside, or block the shared pedestrian access route.

5. The Registered Manager will oversee compliance, ensuring driveway-only parking is maintained at all times.

This simple management strategy ensures the development remains low-impact, predictable, and neighbour-friendly.

5. Highway Safety Considerations

The entrance from **Bourne Terrace** provides:

- Good visibility in both directions
- A wide access point suitable for safe entry and exit
- Sufficient space for vehicles to pull fully off the road before parking
- A low-speed residential environment that supports safe manoeuvring

No alterations to the access are required.
Emergency services will retain full access to the frontage and driveway at all times.

6. Compliance with Local Planning Standards

Wrexham CBC has no formal parking standards specifically for children's homes; therefore, applications are assessed on merit. However, against general residential expectations:

- A 2-bed dwelling typically requires 2 spaces
- A 3-bed dwelling typically requires 2–3 spaces
- A C2 home generally requires 1–2 staff spaces depending on staffing ratios

The Laurels offers **up to 4 off-street spaces**, significantly exceeding these guidelines.

This ensures:

- No displacement parking
- No overspill onto Bourne Terrace
- No detriment to neighbouring amenity
- Full compliance with planning objectives under PPW11 and WCBC transport expectations

7. Summary and Conclusion

The Laurels provides **exceptional off-street parking capacity** and is therefore fully suitable for use as a small C2 children's home accommodating up to two young persons. The driveway allows for up to four staff or visitor vehicles at any one time, ensuring operations remain fully contained within the site.

The parking provision:

- Exceeds operational demand
- Prevents any reliance on on-street parking

- Protects neighbour amenity
- Ensures safe and efficient vehicle movements
- Aligns with all relevant transport and planning policies

Accordingly, the proposal will have no negative impact on parking availability, traffic generation, or highway safety in the surrounding area.