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In pursuance of its powers under the Acts and Orders referred to below, the Borough Council, as District Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

Applicant: Border Beds Limited

Agent: Allington Hughes,
10 Grosvenor Road,
Wrexham,
Clwyd, LL11 1SD

Code Number: CEF 20199

Date received: 10th March 19

Decision date: 6th July 1992

Town and Country Planning Act 1990
Town and Country Planning General Development Orders 1988

Grant of Planning Permission

LOCATION AND DESCRIPTION OF DEVELOPMENT

TRINITY WORKS, LLANGOLLEN ROAD, ACREFAIR

IMPROVEMENTS TO EXISTING REAR SERVICE ROAD AND FORMATION OF ADDITIONAL CAR PARKING (DETAILS REQUIRED BY PLANNING PERMISSION CODE No. 18917)

PARTICULARS OF DECISION

PERMISSION GRANTED

01 The road improvement work shown on drawing no. 8868-01 shall be completed within three months from the date of this permission and shal thereafter be retained in a usable condition.

02 The section of access road within the adopted highway shall be constructed to Clwyd County Council heavy duty crossing specification.

03 Nothing shall be placed, erected or allowed to grow within the visibility splay shown hatched on drawing no. 8868-01, which exceeds 1 metre above the carriageway level on the adjoining highway A539 Llangollen Road.

04 The proposed car park shall be constructed in accordance with the details shown on drawing no. 8868-01 within three months of this permission and shall thereafter be retained in a usable condition for the parking of vehicles of the bona fide staff and visitors to the premises.

05 The embankment formed by the road improvement work shall be grass-seeded or landscaped in accordance with details to be agreed with the Local Planning Authority during the first planting season following the formation of the embankment and shall be maintained for a period of fiv years.

06 The existing pre-cast concrete panel building in the proposed car park shall be demolished prior to the construction of the car park and the rubble removed from the land.

07 This permission for the car park shall not enure for the benefit of the

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land but shall operate for the benefit of Border Beds Ltd., and on the discontinuance of that business for wholesale and retail distribution furniture and bedding purposes that use shall cease.

REASON(S)

01 To ensure that suitable access facilities are provided comparable with the size and weight of vehicles likely to visit the premises in the interest of highway and public safety.
02 In the interests of public and highway safety and the visual amenities of the area.
03 In the interests of highway safety.
04 To ensure that a satisfactory provision of off-street car parking and turning facilities is maintained at all times in the interests of the free flow of traffic and highway safety.
05 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
06 To ensure that the application site can be developed in a satisfactory manner.
07 To control the intensity of the use of the premises to a level compatible with the limited car parking and manoeuvring facilities available on the site in the interest of highway safety and the amenities of occupiers of nearby properties.

Note(s) to Applicant:

01 The stability of the site shall remain the responsibility of the developer.
02 You should ensure that any difference between the plans approved under the Town and Country Planning Act and under the Building Regulations are resolved prior to commencement of development, by formal submission of amended plans to the respective Departments of the Council.
03 There shall be no interference with any public or private right of way within, or adjacent to, the application site.
04 The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

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Date received: 10th March 19

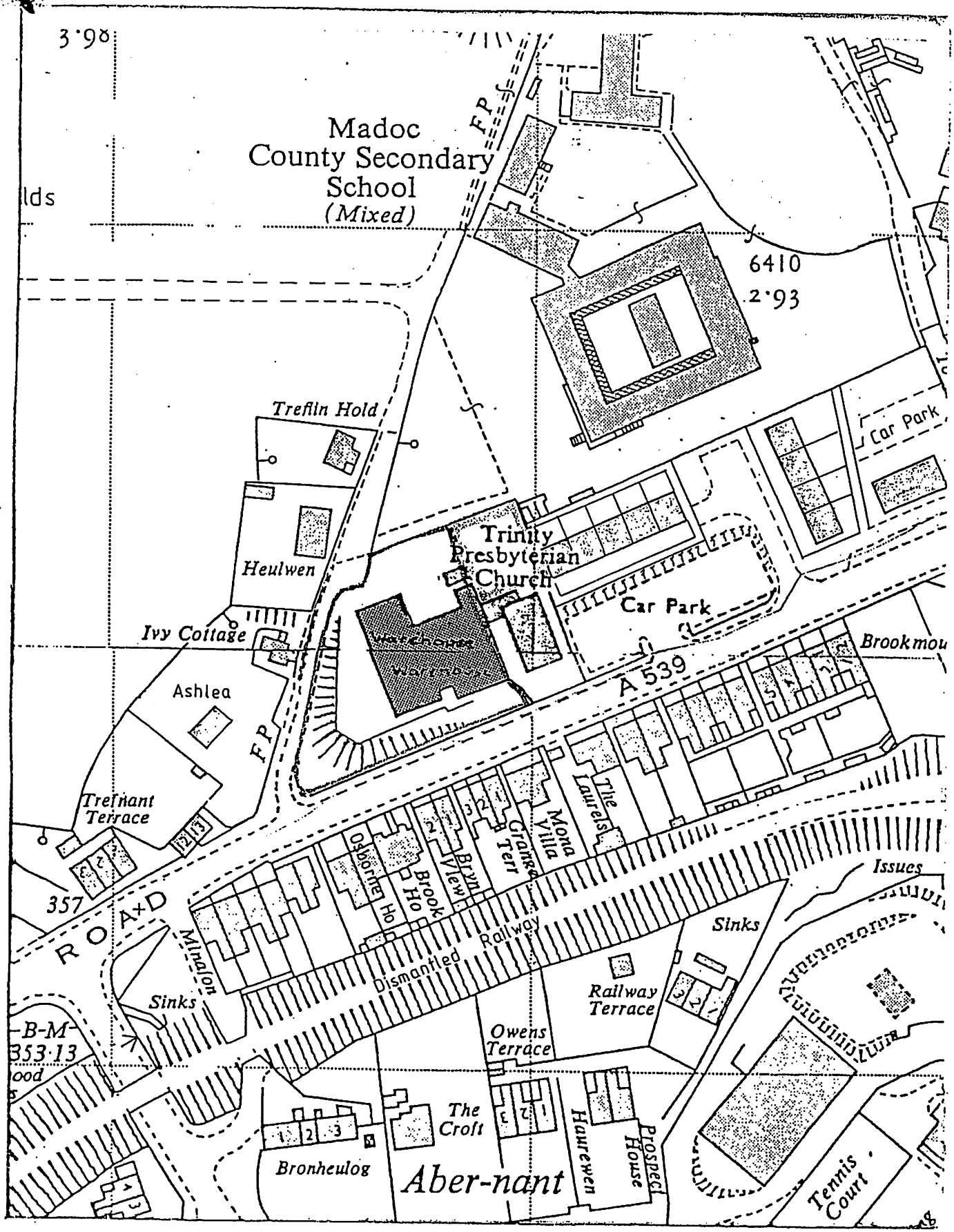
Decision date: 6th July 1992

G. J. Evans.

Officer appointed for this purp

Refer to the Statement of Applicant's Rights and General Information enclc

Wrexham Maelor Borough Council



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In pursuance of its powers under the Acts and Orders referred to below, the Borough Council, as District Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

Applicant: Border Beds Limited

Agent: Allington Hughes,
10, Grosvenor Road,
Wrexham,
Clwyd,
LL11 1SD

Code Number: CEF 18917

Date received: 18th December 1

Decision date: 8th July 1991

Town and Country Planning Act 1990
Town and Country Planning General Development Orders 1988

Grant of Planning Permission

LOCATION AND DESCRIPTION OF DEVELOPMENT

TRINITY WORKS, LLANGOLLEN ROAD, ACREFAIR

CONTINUED USE OF PREMISES FOR WHOLESALE AND RETAIL DISTRIBUTION OF BEDDING AND FURNITURE TOGETHER WITH ASSEMBLY OF SAME ON A PERMANENT BASIS AND IMPROVEMENTS TO EXISTING REAR SERVICE ACCESS ROAD

PARTICULARS OF DECISION

PERMISSION GRANTED

01 This permission shall not enure for the benefit of the land but shall operate for the benefit of Border Beds Ltd., and on the discontinuance of that person's use of the land for wholesale and retail distribution of furniture and bedding purposes that use shall cease.

02 Design and construction details of the proposed widening of the access road and junction improvement scheme, including cross sections through the road, retaining wall and embankment shall be submitted for the approval of the local planning authority within one month from the date of this permission.

03 The widened access road and junction improvement shall be completed within 6 months from the approval of details required under Condtion 2 and shall thereafter be maintained in a usable condition.

04 The car park shown on the 1:500 scale plan shall be provided within one month of this permission and shall thereafter be kept available for such use at all times.

05 A landscaping scheme to include screen planting around the car park boundary shall be submitted for the further approval of the local planning authority within one month from the date of this permission. The approved scheme shall be implemented during the first planting season following this permission and any trees or shrubs removed, dying being severely damaged or becoming seriously diseased within five years from completion of the scheme shall be replaced with trees or

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Agent: Allington Hughes,
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Code Number: CEF 18917

Date received: 18th December 19

Decision date: 8th July 1991

shrubs of a similar size or species to those originally required to be planted.

06 No storage shall take place in the open on any part of the site.

07 The service area shown on the 1:500 scale plan shall at all times be kept available for the loading and unloading of goods sold at the premises.

08 Nothing shall be erected, placed or allowed to grow within the visibility splay shown hatched in blue on the 1:500 layout plan, which exceeds 1 metre above the level of the carriageway on Llangollen Road.

REASON(S)

01 To control the intensity of the use of the premises to a level compatible with the limited car parking and manoeuvring facilities available on the site in the interest of highway safety and the amenities of occupiers of nearby properties.

02 and 3. To ensure that suitable access facilities are provided comparable with the size and weight of vehicles likely to visit the premises in the interest of highway and public safety

04 To ensure that a satisfactory provision of off-street car parking and turning facilities is maintained at all times in the interests of the free flow of traffic and highway safety.

05 To protect the amenities of the occupiers of nearby properties.

06 To ensure that an adequate service and parking area is retained within the site in the interests of highway safety and to ensure that the amenities of neighbouring residential properties are not eroded by unsightly open storage on the site,

07 In the interest of highway safety and the amenities of the occupiers of nearby properties.

08 In the interests of highway safety.

Note(s) to Applicant:

01 You are advised that this permission has been granted because improvements are to be carried out to the access road and its junction with Llangollen Road. Your client must keep to the timetable imposed in conditions 2, 3 and 4 otherwise the Borough Council may institute enforcement proceedings to cease the use at the premises.

02 The accuracy of the detail plans and drawings forming part of the application documents hereby granted shall remain the responsibility of the developer.

03 The stability of the site shall remain the responsibility of the

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developer.

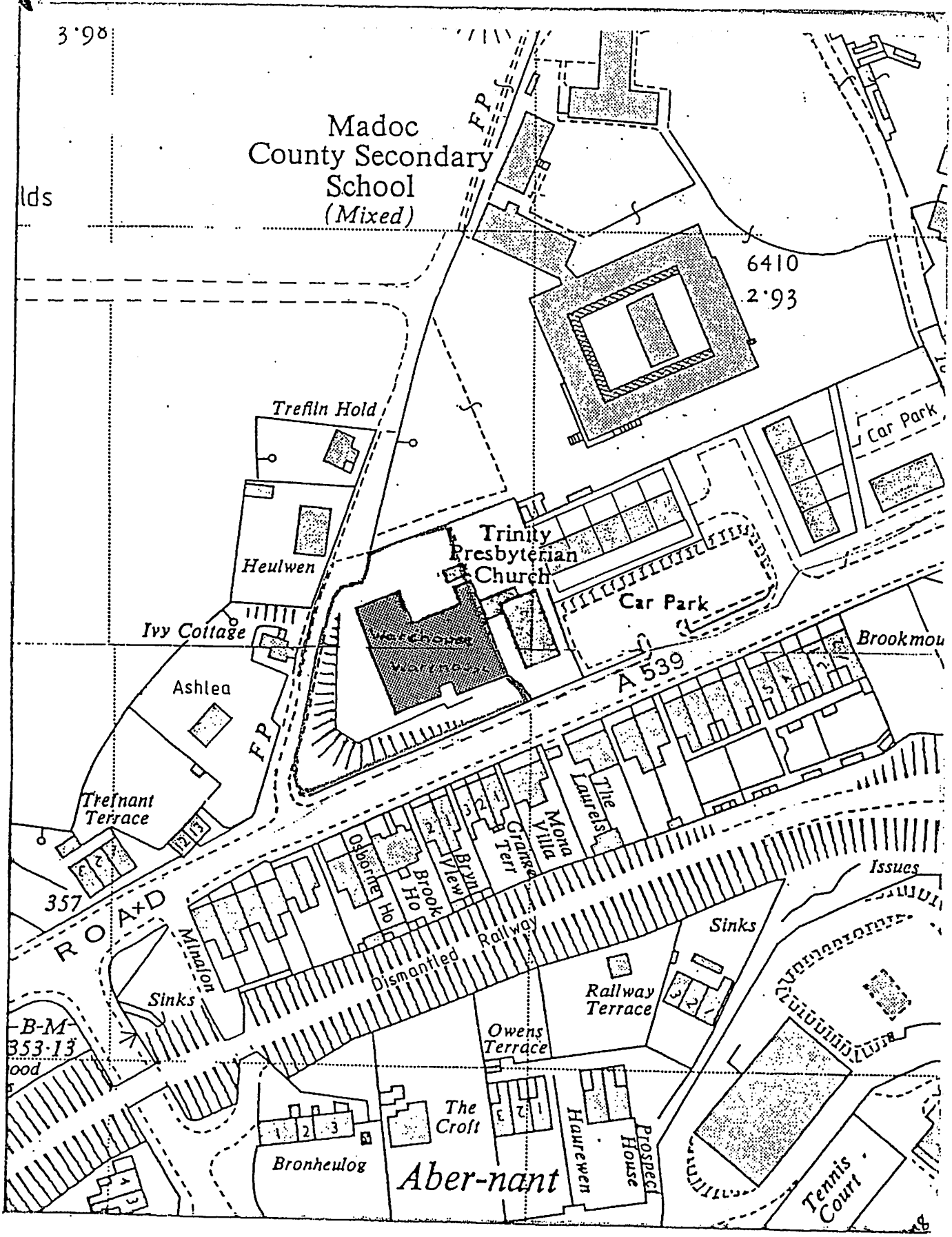
04 You are advised that the premises shall comply with the Health and Safety at Work, etc., Act, 1974 and you should contact the Council's Chief Environmental Health Officer in connection therewith.

G. J. Evans.

Officer appointed for this purpose

Refer to the Statement of Applicant's Rights and General Information enclosed

Wrexham Maelor Borough Council



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Ffon: Wrecsam 351531 neu 355755
Robert J. Dutton, MSc, C Eng, MICE, MBIM
Chief Executive Officer

Tel: Wrexham 351531 or 355755
G.J. Evans, BA, MA, MRTPI,
Chief Planning Officer

TELEX: 617033 WMBC A G
FAX: (0978) 290091

When telephoning please ask for:
Mr W E Wilson (Extn 2630)

Application No.
CEF 18917

30th April 1991

Dear Sir/Madam,

Town and Country Planning Act 1990

I refer to your application in connection with the proposal mentioned below and would advise you that when it was considered at the Planning Committee meeting held yesterday, it was resolved that the Inspection of Sites Sub-Committee should visit the site before a decision is made on the application.

The Sub Committee will report back to the meeting of the Planning Committee to be held in June 1991.

Your faithfully,

Chief Planning Officer

Location of Application

TRINITY WORKS, LLANGOLLEN ROAD, ACREFAIR

Description of Application

CONTINUED USE OF PREMISES FOR WHOLESALE AND RETAIL DISTRIBUTION OF BEDDING AND FURNITURE TOGETHER WITH ASSEMBLY OF SAME ON A PERMANENT BASIS AND IMPROVEMENTS TO EXISTING REAR SERVICE ACCESS ROAD

Allington Hughes,
10, Grosvenor Road,
Wrexham,

18917 CEF
Received: 18.12.90
Expiry: 12.02.91
Plg Full

Border Beds Limited
Allington Hughes,
10, Grosvenor Road,
Wrexham,
Clwyd,
LL11 1SD

TRINITY WORKS, LLANGOLLEN ROAD, ACREFAIR

CONTINUED USE OF PREMISES FOR WHOLESALE AND RETAIL DISTRIBUTION OF BEDDING AND FURNITURE TOGETHER WITH ASSEMBLY OF SAME ON A PERMANENT BASIS AND IMPROVEMENTS TO EXISTING REAR SERVICE ACCESS ROAD

Reason for delay (2)

THE SITE

Comprises a former church hall with parking and service area located on the north side of the A.539 Llangollen Road and Acrefair. Vehicular access is gained to the premises along a narrow, steeply sloping road which also serves a number of houses. A footway adjoining the access road leads to a primary school at the rear. The premises are situated in an elevated position with residential properties adjacent and on the opposite side of Llangollen Road. The premises are currently in use for the wholesale and retail distribution of bedding and furniture.

PROPOSAL

The application is for the continued use of the premises for wholesale and retail distribution of bedding and furniture, and includes the widening of the access road from 3.2 metres to 5.5 metres together with an improvement of the junction of the access road and Llangollen Road.

HISTORY

2842 RD - Change of use from Church Hall to light industry. Approved on a temporary basis 26.5.66.
3242 RD - New building on site of old. Approved on a temporary basis 23.2.67.
3325 RD - Factory extension (permitted in outline under Code 3242). Approved on a tempoary basis 23.6.67.
3325/1 - Removal of time restrictions on use of Trinity Works for light industrial purposes. Approved 4.8.70.
8488 RD - Erection of garage to be used for storage. Approved 25.1.74.
6/7223 - Use of vacant buildings for wholesale and retail distribution of bedding and furniture. Approved on a temporary basis 11.12.80.
10578 - Continued use of Code 6/7223. Approved on a temporary basis 25.4.84.
16661 - Continued use of Code 10578. Refused 23.10.89.
17586 - Continued use of premises for wholesale and retail distribution of bedding and furniture without complying with Condition 1 imposed on Code No. CEF 10578. Refused 12.1.90. Appeal withdrawn.
18082 - Deletion of Condition 2 which restricted use of premises to previous owner. Approved 11.6.90.

DEVELOPMENT PLAN

The site is located within the defined settlement limits for Acrefair/ Cefn Mawr indicated in the adopted Wrexham Maelor Local Plan.

CONSULTATIONS

Community Council: Consulted 18.12.90. Local Member: Notified 18.12.90.
Highways: No objection subject to the provision of servicing and parking facilities, and subject to the approval of the design and construction of the access by the Local Planning Authority in consultation with the Highway Authority.
Neighbours: Objections received from 4: The turning area at the rear is too restricted requiring large lorries to reverse down the access road; widening the road would encourage larger vehicles to use the road; car park is too restricted so cars are parked in the service area; the road widening scheme will do nothing to reduce the severity of

the gradient; the car park is in an elevated location level with neighbours' sleeping accommodation and adversely affects their amenity; number of vehicles visiting the site is between 8 and 14 a day; large vehicles still use the access, which is a pedestrian route to the Primary School, and endanger children and parents.

SPECIAL CONSIDERATIONS/ISSUES

Background: In February last year a planning application for the continued use of the premises for the wholesale and retail distribution of bedding and furniture was refused on highway safety grounds and because of the inconvenience caused to neighbours by the large vehicles visiting the site. An appeal against that refusal was withdrawn when the current application was submitted.

Supporting Information: In support of the application the agent has advised me as follows:-

"1. The number of vehicles likely to visit the site on a daily basis are as indicated in the Part 2 application forms. On average 1.4 heavy goods delivery vehicles visit the site on any one working day.

2. All of our client's suppliers are aware that deliveries will only be accepted in fixed chassis vehicles. These vehicles can negotiate the rear service area so as to be able to visit and leave the site in a forward gear.

3. All of our suppliers receive orders on a copy of the attached specimen order form which specifically states that articulated vehicles will not be allowed into the site.

4. During the last 12 months articulated vehicles have attempted to use the rear service road on only three occasions and this occurrence should now be eliminated completely. Trading was ceased with one Company in early 1990 due to their failure to accede to the requirement to deliver in rigid vehicles only.

5. The improved access arrangments will ensure that vehicles will not have any need to mount the kerb when visiting the rear service area.

6. Our clients whilst requiring a permanent permission would be quite willing to accept that it be on a personal basis to Border Beds Limited to enable the Council to control any future users of the site."

Access: The current access is along a narrow metalled road of about 3 metres width with a 1.3m wide footway on the opposite side to the site. The junction with Llangollen Road is at an acute angle and large vehicles have found difficulty in turning into the access road which also has a relatively steep gradient. The current proposal includes the widening of the access road to 5.5 metres which is the normal width of a local distributor road on residential estates and the improvement of the junction with Llangollen Road, thus reducing the acute angle to enable relatively large vehicles to negotiate it without mounting the kerbs. These improvements will entail removing the high shrubs on the embankment supporting the car park, and cutting back the embankment to allow the access road to be widened. All the work will be carried out on land owned by the applicant or within the highway. The Highway Authority has no objection to the proposal subject to the approval of construction and design details.

Car parking: There is land on the west side of the premises which is shown as a car park on this and on previous applications but from a site inspection it does not appear to have been used for that purpose. It seems that the entrance to the car park has not been constructed properly to allow the passage of vehicles. The car park is in an elevated position and roughly level with the upper floors of the houses on the opposite side of Llangollen Road. There could be loss of amenity to the residents, so if permission is granted a condition should be imposed requiring shrubs to be planted to screen the car park. I am satisfied that if a proper access is constructed cars would be able to use the car park.

Landscaping: The work on the embankment will include the removal of some high shrubs which at present provide some screening for the residents on the opposite side of the access road. If permission is granted a landscaping scheme condition should be imposed for the site as a whole.

Service area: This facility is located at the rear of the premises and

ulation it should be capable of allowing a 10 metre long rigid
n. If there is congestion it would appear to be a management
wever if the agent's supporting information is accepted there will
t 1 lorry delivery from the manufacturers each day. The applicant
van which is smaller than the delivery lorries and it also uses the
to load and unload.
ion: The previous refusals were based on highway safety grounds
se of the inadequate access. The proposal to widen the access road
the junction should overcome the safety aspect. The use of rigid
deliveries should also help, however the Council has no control
e of delivery vehicles used by the manufacturers. I am of the
the Council should still retain some control over the future user
ses and I therefore recommend on balance, that a personal
e granted.

ON That permission be GRANTED.

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NOTE(S) TO APPLICANT

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