

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0877	Your Ref:	P/2018/0877
Date:	20 November 2018		

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

Location: O. S Grid Ref: 3122 4886 The Homestead, Mount Street, Rhostyllen
Development: Conversion of former chapel to ground floor salon and first floor residential unit

I refer to your consultation dated 26 October 2018 in respect of the above.

The proposed development site fronts Mount Street which is an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road. There is no footway provision on the development side of the road; there is however a new footway on the opposite side of the carriageway which was constructed as part of the neighbouring development of the former foundry.

The site has an existing driveway immediately east of the building which can accommodate two parking spaces.

The last known use of the site was as a paint spraying workshop and it is likely that this would have generated a considerable volume of traffic. Because of the nature of the business some of the traffic may have been commercial vehicles such as low loaders and break down vehicles.

The proposed development requires 2 parking spaces for the proposed first floor flat; these spaces are being provided on the driveway east of the site.

Although there is no off road parking provided for the salon it is unlikely that the proposed use will generate any more traffic than the previous use as paint spray workshop; and it is therefore considered unlikely to create any more parking issues than the previous use. It will also have the added benefit of removing the potential for commercial vehicles to be parked on the streets.

There is an area of land diagonally opposite the Swan Inn which could potentially be used by salon customers to park off road during opening hours.

Although there is a shortfall in parking provision for the proposed salon it is considered that the development offers an overall advantage over the sites current use as a paint spray shop.

I would recommend any permission include the following conditions:-

CONDITIONS

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NOTE TO APPLICANT

Salon customers should be advised to utilise the parking area opposite the Swan Inn and avoid parking on the highway.

Peter Douthwaite

MD Service Manager Environment