

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0836	Your Ref:	P/2016/0836
Date:	16 October 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2842 5119 Land at Victoria Road and retail premises fronting High Street, Coedpoeth

Development: Erection of 3 no. 1 bedroom apartments and change of use of existing electrical contractors storage unit to a storage area for use in conjunction with the adjoining retail premises fronting High Street.

I refer to your consultation dated 12 September 2016 in respect of the above.

The development site has an existing access on to an unadopted road known as Victoria Road. The road width varies between 3.0 and 3.5m wide and is therefore of inadequate width to permit the simultaneous passage of two vehicles.

The unadopted road serves as a pedestrian route into the village centre from Fron Las and other areas in the vicinity.

The submitted application confirms that the existing use of the site as an electrical contractors business will cease. The building is to be used as a storage facility by an adjoining commercial facility with no means of vehicular or pedestrian access off Victoria Road.

It is reasonable to assume that the site could potentially generate up to 10 vehicular movements per day as a result of its existing use as an electrical contractor.

Although the existing access along Victoria Road is substandard the site has an existing usage and it is not unreasonable to offset the past traffic generation against that arising from any new residential development. The scale of development should be limited to ensure that there is no increase in traffic generation.

The submitted plans demonstrate 1 parking space per 1 bedroom apartment which is considered to be adequate given the highly sustainable location of the site. An off road turning facility is provided for use by each parking space.

I recommend that any permission include the following conditions:

CONDITIONS

- ZJO7
043R** **ACCESS SURFACE (5 metres)**
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.
- ZJO9
033R** **NO GATES**
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
- ZJ11
039R** **ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- NONSTDC
038R** **MAXIMISING VISIBILITY**
Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of **2.0** metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.
- ZJ22
035R** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
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.
- ZJ41
026R** **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@.
- ZJ46
026R** **NO PRIVATE SURFACE WATER RUN OFF**
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.
- NONSTDC
027R** **CLOSURE OF ELECTRICAL BUSINESS**
Prior to commencement of the development the use of the site as an electrical contractors will cease.
- NONSTDC
027R** **ACCESS TO STORAGE SPACE**
Access to the storage space will be via High Street retail premises only. There shall be no vehicle or pedestrian access to the storage space from Victoria Road.

Peter Outhwaite

BA Service Manager Environment