

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0217	Your Ref:	P/2016/0217
Date:	4 April 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2710 4237 Former Methodist Chapel, Station Road, Trevor
Development: Conversion to form B&B and Tea rooms

I refer to your consultation dated 3 March 2016 in respect of the above.

The site has an existing access on to a classified subject to a 30 mph speed limit. The car park adjacent to the chapel is only big enough to provide off road parking for three vehicles. The site has an existing use under Class D1.

It is proposed to convert the existing chapel into 5 B&B rooms plus a café. Given that there are only three parking spaces provided on site there is a significant shortfall in parking provision for these proposals.

The car park to the rear of the site is on land leased from private ownership. There is no guarantee that this car park can provide spaces for this development in perpetuity.

I have concerns that this development may lead to significant levels of on street parking on Station Road in the immediate vicinity of the development. Any cars parked on the highway on the inside of the bend will lead to vehicles travelling from the south driving on the wrong side of the carriageway towards oncoming traffic.

In order to support this application I would recommend that the applicant funds a traffic regulation order to implement double yellow lines in the vicinity of the site; the extent of these lines can be resolved in discussion with our traffic department at a later date.

I recommend that any permission include the following conditions:

CONDITIONS

**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.

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC **TRAFFIC REGULATION ORDER**
038R

Prior to first use of the development hereby approved the developer shall implement a traffic regulation order to prevent parking in the vicinity of the site on Station Road; details to be agreed with the Highway Authority

NOTES

E05NA **FOOTWAY CROSSING LICENCE**

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.



 Service Manager Environment