

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2016/0196

Your Ref: PF/P/2016/0196

Date: 9th March 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 346 525 40 Ffordd Alun, Wrexham.

Development: Conversion of 1 no. room to hair dressing salon.

I refer to your consultation dated 03/03/2016 in respect of the above.

The proposed development site is located on Ffordd Alun which is an unclassified, residential road subject to a 30mph speed limit.

I assume that the existing property is 3 bedroomed for which 2 no. parking spaces would be considered acceptable. The existing dropped kerb access is 2.7m wide which provides access to 2 no parking spaces within the site frontage.

Based on LPGN 16 requirements (A1 Use), the proposed salon would require 1 additional space. This would avoid the need for clients to park on the adjoining highway. I would recommend that the existing dropped kerb access is widened across the full frontage of the site (ie/ 8m wide), the existing dwarf wall removed and the driveway surfaced with hard bound materials. This would allow 3 no. vehicles to access the site independently.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

NONSTD PAVEMENT CROSSING

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Prior to first use of the development a pavement crossing across the full frontage of the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

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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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

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 729670.

peter Oatman

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Service Manager Environment