

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2011/0925

Your Ref: SJG/P/2011/0925

Date: 1 February 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2860 4020 Lotus Lampshades Ltd, Bryn Yr Eos, Whitehurst, Chirk

Development: Extension to existing commercial premises.

I refer to your revised consultation dated 25th January 2012 in respect of the above.

The site is located off a narrow unclassified highway, with substandard forward visibility and a lack of footways. It is considered to be unsuitable to accommodate any increased traffic generation.

The revised plans clearly state that there is no intention to increase staff numbers at the site and that the display area is not for public use.

It also states that there is no additional traffic likely to be generated by the proposal. The car park plans demonstrate that there is adequate off road space for the parking and manoeuvring of vehicles.

However I have serious concerns that by increasing the floor area at the site there is potential to increase traffic generation along the substandard access road to the site. If this proposal were for a new business or new dwelling I would be recommending refusal on the grounds of a substandard highway access. I also have concerns that in the event the business fails the building could be used as a separate dwelling.

That said I can only assume that the contents of the access statement accurately reflect both the reasons for the extension and the zero increase in traffic on the substandard highway.

If the access statement is considered to be a true reflection of the business intentions then I can make no reasonable objection to the proposal.

If you are able to make a permission personal to the applicant which

1. Limits the size and type of business operation
2. Restricts future use of the extension to prevent its use as a dwelling.

then I would make no objection to the application. However if it is not possible to provide these assurances as to its future use then I recommend the application be refused by reason of the substandard access.

PA. *Pete Dornhauk*
Service Manager, Environment