

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2011/0321	Your Ref:	SJG/P/2011/0321
Date:	16 TH May 2011		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 363 571 Beechfield House, Station Road, Rossett, Wrexham.

Development: Variation of condition 3 of planning permission ref: P/2001/0369 to extend opening hours.

I refer to your consultation dated 06/05/2011 in respect of the above.

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

Any proposed / existing access would normally be required to provide a visibility splay of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is inadequate in both directions providing splays of approximately 2.4 x 8m to the east and 2.4 x 25m to the west measured to the nearside edge of the adjoining highway. Visibility is impeded in the easterly direction by the existing telegraph pole located on the corner of the access. Visibility is impeded in the westerly direction by the existing tree fronting the development site.

The existing access is approximately 3.8m wide and provides access to 3 no. parking spaces for the existing premises. This access also appears to provide access to 2 no. dwellings to the rear of the development site (The Gables and no. 2 Beechfield Cottage). Any proposed shared access of this nature would normally require a minimum carriageway width of 4.8m to facilitate the simultaneous passage of 2 no. vehicles.

Although the site has limited parking provision and is served by an inadequate access, it is considered that the proposed development will not result in an increase in vehicle movements through this sub-standard access as these spaces are likely to be used by existing staff and will not result in an increase in parking demand at the site as a result of extended opening hours. I assume that any clients will use the existing car park (31 no. spaces) located on the opposite side of the road. I assume that this car park is likely to be used less during the evening.

I would therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read 'J. P. K.', is positioned above the title.

Infrastructure and Planning Manager