

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0160

Your Ref: P/2011/0160

Date: 29 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3060 5210 AM/PM store, Darby Road, Brynteg

Development: Single storey extension to retail shop area with additional single storey storage and distribution area and construction of new car park. (Renewal of planning permission code no. P/2005/1310)

I refer to your consultation dated 8 March 2011 in respect of the above.

The development site is situated on a classified highway subject to a 30 mph speed limit.

To cater for the extensions to the existing store it is proposed to construct a car park. The additional spaces will help ease any parking problems that may occur in the existing parking area / layby to the front of the store.

Loading and unloading should take place to the rear of the store and allowance should be made to service the store from there.

Access to the car park is via a private road of 5.5m width with a 6m kerb entry radius which is deemed acceptable. This will require a widening of the existing access and the applicant will therefore need to apply for a S184 footway crossing licence.

Given the improved parking facilities being provided I make no highway objection and recommend that any planning permission be subject to the following conditions:

CONDITIONS

- | | |
|-------------|--|
| ZJ23 | (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR |
| 035R | No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

ZJ38
050R

PAVEMENT CROSSING

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

ZJ41

GENERAL LAYOUT

026R

Prior to first use of the development the site shall be laid out in strict accordance with the approved layout plan

NONSTDR

LOADING AND UNLOADING

033R

All deliveries shall be unloaded at the rear of the building. No deliveries shall be unloaded from the parking areas to the front of the building or from Darby Road

ZJ37 SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed widening to the site access.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

E05N FOOTWAY CROSSING LICENCE

A licence will need to 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. The licence is a separate form and will need to be obtained from the Highways Department, Wrexham County Borough Council. telephone 01978 297158.



Infrastructure and Planning Manager