

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0388

Your Ref: P/2011/0388

Date: 01 July 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2900 4650 Penycae Convenience Store, Liverpool House, Hall Street, Penycae

Development: Erection of new single storey storage facility to rear of premises.

I refer to your consultation dated 21 June 2011 in respect of the above.

The development site is situated on a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road.

Hall Street is approximately 5m wide across the site frontage and is subject to a 'No Waiting' Traffic Regulation Order on both sides of the highway. This order does not restrict the unloading of vehicles outside the shop premises.

The existing development site consists of a general stores shop with a 3 bedroom dwelling above. To the west of the shop there is an access to rear that provides parking facilities for the dwelling. Visibility at the access is not to standard; to the west visibility can only be achieved over 3rd party land; to the east visibility is below recommended standards. There is no dedicated off road parking facility for use by customers of the shop.

A previous similar application on this site was refused and a subsequent Welsh Assembly appeal was dismissed by the Inspector

The inspector expressed concerns over increased use of the substandard rear access point, lack of turning facility and the potential for increased delivery vehicles waiting on Hall Street.

The highway response to the first application was based on the assumption that the storage space within the existing building would be used as increased retail floor space. Apparently this is not the case and the storage space will not be used as an additional retail area.

Given that there is no proposed increase to the retail area it is considered any increase in traffic generation at the site will be nominal.

In order to support the application I would require a condition to ensure that there is no increased retail space as a result of this application.

The latest application reduces the size of the proposed storage facility and relocates it to the rear of the site; this will allow the turning of small delivery vehicles to the rear of the site whilst still providing parking and turning space for the first floor dwelling.

It is therefore considered that the inspectors concerns have been addressed and I therefore recommend that any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on the approved drawing 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.

NONSTDC EXISTING STORAGE

NONSTDR The storage area within the existing shop shall not be used for any purpose other than storage and is not to be used as increased retail floor area within the shop.



Infrastructure and Planning Manager