

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0095

Your Ref: P/2011/0095

Date: 22 February 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2823 5127 Former Bakery, High Street, Coedpoeth

Development: Change of use and alterations to former bakery to form A1 retail unit

I refer to your consultation dated 15 February 2011 in respect of the above.

The development site has an existing access onto High Street, a classified road subject to a 30mph speed limit.

Although the access has been used for a number of years to serve a bakery, it is substandard as it does not provide adequate visibility on to the highway. It is considered that the proposed use of the site under class A1 food retail use would dramatically increase traffic generation at the site. Any access on to the highway to serve an A1 class use would require visibility splays measuring 2.4 x 43m in both directions to the nearside kerb edge in accordance with Welsh Assembly guidelines.

Council policy requires any access on to a classified highway to provide adequate off road turning facility. Whilst there was adequate room for the bakery vans to turn within the site, the proposed car parking layout means that any delivery wagons will have to reverse on the highway. This is considered unsuitable not only because of the inadequate visibility at the site access but also because High Street is one of the most heavily trafficked roads in the county. Furthermore whilst the delivery vehicle was unloading the public parking areas would effectively become redundant.

For an internal floor area of 400 sq m LPGN 16 recommends the provision of approximately 29 parking spaces for class A1 food retail use; the submitted plans show 9 parking spaces and is considered to be unacceptable. As there is no traffic regulation order to restrict the parking of vehicles on the High Street in front of the site the lack of parking could potentially lead to significant interference to free flow of traffic.

Whilst it is proposed to construct a footpath to the south of the site to enable safe pedestrian provision, there is nothing provided for people approaching the site from

the north west. Furthermore there is no convenient safe pedestrian route across the High Street.

Given the inadequate parking provision, lack of turning facility for delivery vehicles, substandard visibility and inadequate pedestrian provision I recommend that the application be refused for the following reasons:

- The proposed development does not make adequate provision for the parking vehicles clear of the public highway.
- The proposed development does not make adequate provision for the unloading and turning of delivery vehicles within the curtilage of the site.
- The proposed access does not provide sufficient visibility for vehicles emerging from the site.
- There is inadequate pedestrian provision in the vicinity of the site.

A handwritten signature in black ink, appearing to read 'Mr Paul', is written above the title.

Infrastructure and Planning Manager