

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/P/2010/0657

Your Ref: P/2010/0657

Date: 24 August 2010

TOWN AND COUNTRY PLANNING ACT 1990.
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2840 5130 8 Heol Llewelyn, Coedpoeth

Development: Change of use of vacant building to dwelling

I refer to your consultation dated 28 July 2010 in respect of the above.

The development site is located at the junction of a classified highway Heol Llewelyn and an unclassified highway Griffiths Road both within a 30 mph speed limit. Griffiths Road is less than 4m wide and does not permit the simultaneous passage of vehicles.

There is no existing access or off road parking provision at the site.

The site was formally used a shop although its use ceased a number of years ago and the existing building is in very poor state of repair.

The application proposes to build a new dwelling at the site. The site is so small that it is not possible to provide dedicated off road parking. Any persons residing at the proposed dwelling would have to park their vehicles on Heol Llewelyn, quite probably in close proximity to the junction.

I would not therefore normally wish to support the proposal.

The applicant has stated that the shop only became vacant in the last five years. Whilst I cannot dispute this, the shop certainly appears to have been derelict far longer. However if it could be established the site still had a planning use as a shop and could legitimately be re-established as a shop then there would be an associated traffic generation as a result of that use. Delivery vehicles, customers and staff could all park in the vicinity of the shop and potentially cause traffic issues in and around the junction. That being the case it would be advantageous in highway terms to convert to a dwelling rather than maintain use as a shop.

In that instance I would be able to support the conversion to a dwelling even though there was no off road parking provided.

If opinion is that there is no current use of the site then I object to the proposal on the grounds of inadequate parking provision.

For Operational Manager Traffic & Transportation