

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0745

Your Ref: P/2010/0745

Date: 08 October 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2980 4620 New foundry buildings, Gutter Hill, Johnstown

Development: Resubmission of planning application for change of use of ground floor from offices (class B1) to a convenience store with a maximum sales area of 300sq.m plus storage and ancillary areas, together with associated landscape amendments

I refer to your consultation dated 06 September 2010 in respect of the above.

The proposed development is situated on a classified highway subject to a 30 mph speed limit. Visibility at the existing access is concurrent with Welsh Assembly guidelines.

The existing site consists of 864 sq m of B1 office space for which LPGN 16 recommends 29 parking spaces which is adequately catered for within the existing site layout. There are also 16 parking spaces provided for the public to use for access to Stryt Las country park.

The proposed development retains 432 sq. m of B1 office use on the first floor whilst using the ground floor as A1 retail use with a maximum floor space of 300 sq. m. LPGN 16 recommends a maximum provision of 15 spaces for the B1 use and 22 spaces for the A1 use. The proposed layout provides 35 spaces and is considered adequate.

The revised proposals for the delivery area and turning facility of service vehicles are considered appropriate for this development.

I am satisfied with the assessment of traffic generation provided by the applicant.. This is a conservative assessment given that a proportion of the traffic that uses the store would be already using the network (i.e. passing trade). This level of traffic generation would not create capacity concerns.

The proposals to improve the current dropped crossing provision at the junction bellmouth will offer some improvements to the highway network. The introduction of

a fence across the front of the site will ensure pedestrians use the dedicated footway rather than crossing through the car park.

The proposed footpath improvements to the south west of the site will ensure that the site is more readily accessible on foot.

To ensure that there is no parking of delivery wagons or customers vehicles on Gutter Hill it is suggested that a S106 obligation of £3000 is paid to fund the consultation and implementation of loading restrictions.

I recommend that any permission include the following conditions:

CONDITION

NONSTDC IN ACCORDANCE WITH PLAN

NONSTDR The car park and access to the site shall be laid out in strict accordance with the approved plan – drawing no. Appendix A REV 2

NONSTDC S106 PAYMENT

NONSTDR The applicant shall pay a commuted sum of £3000 to fund the consultation and implementation of loading restrictions on Gutter Hill.

NONSTDC SUBMISSION OF FURTHER DETAILS (TACTILE PAVING)

NONSRRDR There shall be no development permitted on site until a scheme showing a detailed layout of footway improvements at the access has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

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This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a tactile paving on the adopted highway. It is essential therefore that the detailed proposals are submitted to the highway authority and confirmed as acceptable BEFORE development commences. Please contact:

The Infrastructure and Planning Manager, Abbey Road South, Wrexham
Industrial Estate. LL13 9PW. telephone: 01978 729672

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 3, 4 & 5



Infrastructure and Planning Manager