

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0436	Your Ref:	SJG/P/2010/0436
Date:	2 nd June 2010		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 367 512 Kenmar, Chester Road, Rossett, Wrexham.

Development: Change of use from first floor office to one bedroom flat.

I refer to your consultation dated 24/05/2010 in respect of the above.

The proposed development site is located on the B5445 Chester Road which is a classified road subject to a 20mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

I understand that the existing car park to the rear of the site is shared by the hairdressers, Kenmar and the village stores. Although the car park is not formally marked out, approximately 17 no. spaces are available in this car park. There is also space for up to 6 no. cars to the front of the building although I assume that any parking associated with Kenmar would utilise the rear car parking area.

LPGN 16 would normally require the existing office (54 m²) to provide 1 no. space per 30m² of gross floor space (class B1 Business use). This would require the provision of 2 no. spaces. LPGN 16 would normally require 1.5 spaces for a one bedroomed flat. There would therefore appear to be no increased demand for parking for this development compared with the current situation.

Visibility from the existing access serving the car park is adequate in both directions providing splays in excess of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway.

The existing access is 4.6m wide and is capable of accommodating the simultaneous passage of 2 no. vehicles.

I therefore have no objections to the proposed development and would recommend any permission include the following condition:-

CONDITIONS

1. Parking provision at the proposed development site shall be in accordance with LPGN 16.

REASONS

1. To provide for the parking of vehicles clear of the highway.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Operational Manager Traffic & Transportation