

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0399

Your Ref: P/2010/0399

Date: 17 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 31104711 Hafod Y Bwch, Corkscrew Lane, Ruabon

Development: Conversion of outbuildings to residential

I refer to your consultation dated 12 May 2010 in respect of the above.

The development site is situated on an unclassified highway subject only to the national speed limit. The existing site access suffers from substandard visibility in a westerly direction. The road giving access to the site is of restricted width and does not permit the simultaneous passage of two vehicles.

I would not therefore be able to support any development that increased traffic generation from the site.

It is understood that the buildings proposed for conversion were formerly used as joinery business. That being the case then it is unlikely that residential conversion will generate as much traffic as that potentially generated by a business and I do not therefore intend to raise an objection to the proposal.

There is adequate room to provide off road parking within the site.

I recommend that any permission include the following conditions:

CONDITIONS

J44C VEHICLE PARKING AND TURNING AREAS

026R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes, free of all obstruction

SUPPLEMENTARY NOTES

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

Peter O'Sullivan
for Operational Manager Traffic & Transportation