

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2009/0957 **Your Ref:** LB1/P/2009/0957
Date: 24th November 2009

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 502 34 Barons Road, Wrexham.

Development: Change of use from disused lock up into 2 no. self contained flats.

I refer to your consultation dated 23/11/09 in respect of the above.

The development site is located on Barons Road which is an unclassified, residential road subject to a 30mph speed limit.

I understand that the property is currently used as a builders store but was previously used as a printers, laundrette and hairdressers.

Although there is no proposed parking provision with this development and there are on street parking issues along Barons Road & neighbouring roads, its current and previous uses would have required between 3 – 6 parking spaces with only 1 space currently provided on site.

There is therefore unlikely to be any increased demand for on street parking with such a development (requiring a maximum of 3 parking spaces – LPGN 16) compared with its current & previous uses.

The existing driveway alongside the property has an existing dropped kerb vehicular crossing fronting the property. As this facility will no longer be required for the proposed flats, I would recommend that the footway crossing is reinstated to full height construction to the satisfaction of the Highway Authority (see note).

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

CONDITION

1. The existing dropped kerb vehicular crossing fronting the development site shall be reinstated to full height footway construction to the satisfaction of the Highway Authority (see note).

REASON

1. In the interest of pedestrian safety.

Supplementary Notes

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

Note to Applicant:

The applicant will need to reinstate the dropped kerb crossing outside the property to full height footway construction and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.



p/Operational Manager Traffic & Transportation