

MEMORANDUM



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

Our Ref: TH/DC/PD/P/2009/0937

Your Ref: P/2009/0937

Date: 01 December 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3010 4380 Old Builders Yard, Station Terrace, Ruabon

Development: Demolition of existing redundant builders garages and workshops and erection of 2 no. detached 3 bedroom dwellings.

I refer to your consultation dated 17 November 2009 concerning the above.

The site is located at the end of an unadopted single track road subject to a 30 mph speed limit. The road has a reasonably well maintained running surface and has existing street lighting. The unadopted road has access on to the B5605 Bridge Street. Visibility at this junction is substandard due mainly to the parapet of the river bridge.

It is current Council policy to permit only 5 dwellings off an unadopted road. Station Terrace already serves up to 8 dwellings and this would normally preclude any further development.

However, some consideration must be given to the existing traffic generation at the site as a result of its current usage as a Builders Yard.

The applicant has submitted an assessment of the existing traffic generation at the site with a previous application. It is considered that the traffic generation from two dwellings will be less than that of its existing use as a builders yard.

The application provides for adequate off road parking facilities for each of the proposed dwellings and also offers three single garages for the benefit of three of the existing dwellings on Railway Terrace.

The area in front of the dwellings is adequate for a standard car to turn and this will be of benefit to the residents of Station Terrace.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDR IN ACCORDANCE WITH PLAN

NONSTDC The site shall be built in strict accordance with drawing no.WJSR/4/D

J45C VEHICLE PARKING AND TURNING AREAS

035R 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.

SUPPLEMENTARY NOTES

The applicants attention should be drawn to the following supplementary notes;
1,3,4,5 & 10



 For Operational Manager Traffic & Transportation