

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0532 **Your Ref:** MRJ/P/2019/0532
Date: 23rd July 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 419 4 and 4A High Street, Overton, Wrexham.

Development: Proposed internal alterations to former Post Office to provide new welfare facilities. Alterations to existing 3 bedroom apartment to provide 2 bedroom residential unit. New rear two-storey extension to provide 2 no. 1 bedroom residential units.

I refer to your consultation dated 22/07/2019 in respect of the above.

Access

The proposed development site is located on the A539 High Street which is a busy, classified road subject to a 30mph speed limit.

There would appear to be an existing access to a courtyard located between nos. 4 & 5 The High Street which is served by a dropped kerb vehicular crossing. If the application is supported, I would recommend that this access / dropped kerb is reinstated to full height footway construction up to the existing tactile paved pedestrian crossing (to remain). The applicant will be required to apply for s.184 consent to carry out this work.

I would recommend that any proposed gates serving the courtyard / bin collection area open into the site in the interest of pedestrian safety.

Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway.

I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

Parking and Turning Provision

I understand that the development site (nos. 4 & 4A) currently comprises the following:-

A Post Office (77m² gfa) – Ground Floor, 1 no. 3 bedroom apartment – First Floor and 2 no. 1 bedroom apartments (outbuildings).

I assume that the Post Office would come under LPGN 16 Class A1 Retail Use which requires a maximum of 1 car space per 15m² gfa. This would equate to a maximum requirement of 5 parking spaces.

The existing 3 no. apartments would normally require a maximum of 6 parking spaces.

Overall, the existing properties would require a maximum of 11 parking spaces.

I understand that the proposed development will comprise 2 no. 1 bed apartments, 1 no. 2 bedroom apartment and retention of the existing retail unit (52.42m² gfa). LPGN 16 would normally require a maximum total of 8 spaces for the proposed development.

No parking provision appears to be proposed at the development site. I assume that any proposed vehicles associated with the development will have to park on the adjoining highway which is not ideal.

However, it is considered that the proposed development will result in a reduced parking demand compared with the existing uses. On this basis, I would have no objection to the proposed development on highway grounds.

Traffic Generation

It is likely that the existing post office and apartments could have generated more vehicle movements than the proposed development.

On the basis that the existing post office and apartments could have generated more vehicle movements and an increased parking demand compared with the proposed development, I would have no objection to the proposed development on highway grounds.

Construction and Traffic Management Plan - CTMP (including provision for contractor parking)

A suitable CTMP can be included as a planning condition should the application be supported. I would recommend that the applicant contacts Darren Green (Traffic / Streetworks Section) on Tel: 01978 729643 to discuss / agree content.

I have no objections to the proposed development and recommend any permission includes the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD GATES OPENING INTO SITE

033R Any proposed gates serving the courtyard / bin collection area shall open into the site.

ZJ14 FOOTWAY REINSTATEMENT

026R Prior to first use of the development, the highway fronting the existing access to be closed as part of this application shall be re-instated to full height footway in accordance with construction details which have been submitted to and approved in writing by the Local Planning Authority.

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ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer Environment & Technical