

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/1051 **Your Ref:** P/2018/1051

Date: 10 January 2019

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2861 5105 59 to 60 Heol Maelor Coedpoeth
Development: Conversion of existing shop into 2 no. residential units

I refer to your consultation dated 13 December 2018 concerning the above.

The site is located on a very busy classified highway although vehicle access is taken from an unclassified highway which is subject to a one way traffic regulation order. The site has an existing A1 planning class use and could potentially generate a significant number of vehicles from customers or deliveries.

Adequate off road parking is proposed at the north of the site with access taken off Heol Hyfrydle. The road is very lightly used by traffic and vehicle speed is naturally slowed by the alignment of the road. Although visibility from the proposed access is below recommended standards, it is considered that the existing retail use could potentially generate more traffic issues than the proposed conversion to residential.

I therefore advise you that any permission should include the following conditions:

CONDITIONS

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.


Service Manager Environment