

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: P/2012/0671

Your Ref: P/2012/0671

Date: 23 October 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3300 5260 Hillrise, Rear of depot, Main Rd, Rhosrobin
Development: Change of use of existing office /store room to cafe

I refer to your consultation dated 28 September 2012 in respect of the above.

The site is located off a classified highway within a 30 mph speed limit. The site has an existing access on to the main Rhosrobin Road. Visibility at the access is concurrent with Welsh Government recommendations.

The car park is shared with a recently opened Motorcycle centre. There is adequate space within the car park for approximately 10 cars. However, given its proximity to the Rhosddu Industrial Estate I have some concerns that the café may attract HGV drivers to the site, where there is no parking and turning available for their vehicles. This may lead to them parking their vehicles in as close proximity to the site as possible; potentially leading to problems at the Rhosrobin Road / Rhosddu Industrial Estate junction.

I am therefore minded to support the application but would recommend that it is on a temporary 12 month basis so that the development can be monitored. If a problem becomes evident then the developer would need to fund a Traffic Regulation Order to ensure that HGV customer parking did not occur in and around the junction.

Peter Downhew

P.D.
Network and Infrastructure Manager