

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0653

Your Ref: P/2012/0653

Date: 19 October 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3200 5320 Former site of the Croft, Dodds Lane, Gwersyllt

Development: Outline application for the erection of a new commercial unit for A1, A2 and / or A3 uses.

I refer to your consultation dated 18 September 2012 in respect of the above.

The site is located off the existing site access into the Gwersyllt community shopping centre. The access road is approximately 7m wide, with footway provision to both sides of the carriageway. The road currently caters for significant numbers of customers and HGV delivery vehicles visiting the wide range of shops.

Visibility at the access onto Dodds Lane is concurrent with Welsh Government guidelines.

There are approximately 200 parking spaces serving the whole of the shopping centre. I have visited the site on a number of occasions and observed numerous parking spaces being available at different times during the day. It is considered that there is more than adequate parking provided at the shopping centre to cater for any increased usage as a result of the proposed development.

Adequate off road parking and turning for delivery vehicles must be provided within the curtilage of the development site.

The application is in outline only and it is therefore unclear precisely what the future class use will be. There is certainly potential for significant increased traffic generation from A1 use in particular. It is therefore essential that the impact of the development on the highway network is properly considered at reserved matters stage.

It is important that visibility and manoeuvrability at the Church car park entrance to the north west of the site is not affected by the proposed development.

It is considered that the development is unlikely to detrimentally impact on the highway but given the uncertainty over the final user, conditions should be attached

to ensure that any junction capacity and pedestrian access issues are addressed at reserved matters stage.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC NO ACCESS

026R There shall be no direct means of pedestrian or vehicular access to the development from Dodds Lane.

ZJ29 LOADING, UNLOADING AND PARKING OF VEHICLES

035R Prior to first use of the development, facilities for the loading, unloading, parking and turning of vehicles shall be fully laid out, surfaced and drained in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The facilities as approved shall thereafter be permanently retained and kept free of any obstruction, and made available solely for these purposes only.

NONSTDC TRAFFIC IMPACT ASSESSMENT

026R No part of the development shall commence until a Traffic Impact Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment should consider junction capacity and pedestrian safety issues in the vicinity of the site. The assessment as is approved shall be fully implemented prior to first use of the site.



p.p. Network and Infrastructure Manager