

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/P/2012/0535

Your Ref: P/2012/0535

Date: 21 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3960 4670 Sensor House, Fennant Road, Ponciau

Development: Change of use from manufacture to sale and display of wood and laminate flooring

I refer to your consultation dated 24 July 2012 in respect of the above.

The development site is located at the junction of California Terrace and Fennant Road within a 30 mph speed limit. The site has existing off road parking provision for only two vehicles off Fennant Road

There is however a public car park in close proximity to the south west of the site. Access to the proposed shop is achievable by walking from the car park down a link footway and along the unadopted road California Terrace. Although the limited footway provision in the vicinity of the site is of some concern California Terrace is very lightly trafficked and there should be little problem in using this route.

Sensor House was formerly a factory unit and I presume therefore that it could still be used as a factory under B1 class use. This B1 class use could potentially lead to significant traffic generation in the vicinity of the site from both staff and delivery vehicles.

I note the concern of some local residents over potential parking problems along Fennant Road, California Terrace and in the public car park. However, given the potential use of the site as a factory it is considered that the proposed use would be no more detrimental to highway safety than its existing use.

It may be prudent to condition a personal permission due to concerns over the potential future use of the site within the A1 class use.

I recommend any permission include the following conditions:

CONDITIONS

1. A suitably worded condition making the permission under A1 use personal to the applicant

Peter Worthwaite

P.P. Network and Infrastructure Manager