

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0572

Your Ref: P/2012/0572

Date: 05 September 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3140 4840 Plas Grono café Ltd, Plas Grono Road, Rhostyllen

Development: Change of use of part of building to café.

I refer to your consultation dated 20 March 2012 in respect of the above.

The site has an existing access on to a classified highway subject only to a 30 mph speed limit for which Welsh Government guidelines recommends visibility splays of 2.4 x 43m in both directions. The existing access suffers from substandard visibility in both directions due to the height of the boundary walls either side.

Whilst there is adequate space on site for cars to park, there are no dedicated spaces marked up and hence parking tends to occur haphazardly within the site resulting in vehicles reversing out of the substandard access on to a classified highway.

The existing site operates an electrical repair business under A1 class use. It is proposed to replace part of the shop with a café under A3 use.

Given the limited size of the proposed uses, agreement has been reached with the planning department that six parking spaces would be deemed acceptable for the proposed development.

The proposed layout demonstrates adequate off road parking and turning provision for six vehicles.

The existing substandard access will be improved to ensure that adequate visibility is achieved in both directions and also to enable cars to simultaneously pass at the entrance.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ11
039R

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 4.5 metres.

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the approved drawing 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.

ZJ46
026R

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

NOTE

NONSTD

FOOTWAY CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the revised access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729696.

Peter Douthwaite

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Network and Infrastructure Manager