

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0203

Your Ref: SJG/P/2012/0203

Date: 25 April 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.

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.

There is limited existing off road parking provided for the electrical repair business. Furthermore there is inadequate space for vehicles to turn within the site which could lead to vehicles reversing on to the classified highway.

According to LPGN 16 the proposed change of use of 16 sq.m of shop space to café requires an additional 3 parking spaces.

The application refers to additional parking being available on Plas Grono Road; it is not considered appropriate for overspill parking to take place on the highway.

Given that off road parking and turning is already inadequate at the site, it is considered that this proposal may exacerbate potential parking problems.

I therefore recommend that the application is refused for the following reason:

- The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway
- There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users

Peter Downharts

PP.

Network and Infrastructure Manager