

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/P/2012/0118

Your Ref: PF/P/2012/0118

Date: 15 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2710 4120 Fron House, Canalside, Froncysyllte

Development: Change of use of part of ground floor and garden to provide seasonal tea room establishment and disable WC

I refer to your consultation dated 17 February 2012 in respect of the above.

The existing dwelling has access on to a narrow unclassified highway subject to a 30mph speed limit although given the geometry of the road, vehicles are considered to be travelling at no more than 10mph.

The proposal seeks to change the use of the ground floor of the dwelling, from residential to tea room, on a seasonal basis. The dwelling is in the immediate vicinity of the Froncysyllte aqueduct and canal; the intention is to attract passing trade from the numerous visitors who walk / cycle to the World Heritage Site.

Although there is some space available within the curtilage of the site to provide off road parking for the tearoom the geometry of the access road is such that I would not wish to see any increased use of that road. I would not normally wish to support a development that does not provide off road parking for its customers.

However given the locality of the site it is considered that the tearoom will only attract pedestrian visitors to the site. To ensure the tea room does not attract visitors/vehicles from the A5 trunk road I would suggest a condition allowing the Council to restrict the use of advertising at the site.

Given that there is no parking provided for visitors it is considered likely that there will only be a nominal amount of additional vehicular traffic generated by the proposal. Parking provision for the existing dwelling must be retained within the curtilage of the site.

I recommend any permission include conditions in respect of the following:

1. Control of advertising signs
2. Retention of parking for the existing dwelling

Peter Dornthwaite

Network and Infrastructure Manager

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