

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2009/0794

Your Ref: P/2009/0794

Date: 15 January 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2840 5120 Former community centre, Fron Las, Coedpoeth

Development: Demolition of existing and erection of 20 two storey flats and 3 single storey bungalows, construction of roads, foul and surface water drainage systems, drives, parking areas and site landscaping

I refer to the revised consultation dated 14 January 2010 in respect of the above site.

The existing outline planning permission (P/2007/0657) for the site conditioned that the traffic generation from the proposed site should be restricted to a similar level to that of the existing site. The applicants have successfully demonstrated this in a comprehensive traffic assessment report.

There is a minor shortfall in parking provision on the maximum standards required by LPGN no 16; however it has been determined at previous planning appeals that it is inappropriate to apply these as minimum standards.

The availability of a regular bus service within 100m of the site ensures that there is no essential need to own a car to reach everyday destinations. The site is close to the various facilities provided in the village centre.

Given previous planning appeal decisions on car parking standards I consider that a recommendation for refusal on the grounds of inadequate parking is unjustifiable.

There is a well used route through to the main A525 from the south west of the development along Victoria Road. The applicants have agreed to fund street lighting improvements along this route.

Following extensive discussions the road layout has been amended to highway authority requirements.

I recommend any permission include the following conditions:

CONDITIONS

NONSTD SUBMISSION OF FURTHER DETAILS (HIGHWAY)

026R There shall be no development permitted on site until a scheme showing a detailed layout, design, drainage and construction of road and footway widening scheme and new footway construction has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

NONSTD SUBMISSION OF FURTHER DETAILS (STREET LIGHTING)

026R There shall be no development permitted on site until a scheme showing a detailed layout and design of a street lighting scheme for Victoria Road has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

NONSTD NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTD No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTD BUILT IN ACCORDANCE WITH PLAN

026R The development shall be constructed in accordance with the approved plan – drawing no: ER/2009/731/1B

NOTE TO APPLICANT

The existing layby in front of the proposed plot no. 21 is to remain as adopted highway and as such is not to be used as parking for the private development.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 3, 4 & 5

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

N08N

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the highway authority and confirmed as acceptable BEFORE development commences.

Please contact:

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For Operational Manager Traffic & Transportation

Peta Dunthorne