

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2021/0042	FAO:	Mared Rees-Jones
Date:	24 th March 2021	Your Ref:	P/2021/0042

**Iscoyd Park, Hall Green, Iscoyd, Whitchurch SY13 3AT.
Conversion Of The Pigeon House Into A Ceremony Building, the change of use of the walled garden for the siting of 10 x Bell Tents/Yurts, the siting of a Shepherds Hut in the grounds and the siting of a Storage & Service Building in the car park with required connection to services.**

Further to your email / consultation dated 05/02/2021 in respect of the above, I comment as follows:-

Traffic Generation

As an expansion on the existing business there may be a small increase in trips generated, however much of this will be outside of the peak hours. It is likely that the additional accommodation on site will reduce the need for taxi drop off and collection which will reduce the overall vehicle movements.

Access

There appear to be three access points to Iscoyd Park, with the site plan suggesting that vehicles will use the northern access. Both the northern and central/main access provide suitable access junctions. The third access point to the south of Iscoyd Park has poor visibility and should not be recommended for use by visitors to the business.

Conclusion

The development is expected to have a negligible impact on traffic levels and suitable access junctions are already in use. There is no highway reason why planning permission should not be granted.

Chief Officer, Environment & Technical