

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0888	Your Ref:	SH/P/2022/0888 Res(1)
Date:	20/10/2022		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD LLAWR GWAELOD O A1 I DDEFNYDD PRESWYL MEWN CYSYLLTIAD A DEFNYDD PRESWYL PRESENNOL / CHANGE OF USE OF GROUND FLOOR FROM A1 TO RESIDENTIAL IN CONNECTION WITH EXISITNG RESIDENTIAL USE

PICASSO HAIR TOP SHOP 1 HIGH STREET BANGOR ON DEE Grid Ref: E 338978.28 N 345528.58

I refer to your consultation / email dated 20/10/2022 in respect of the above.

Access

The proposed development site is located on the B5069 High Street which is a classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road along this section.

Assuming speeds of 25mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access / driveway is approximately 2.4 x 6m in the south westerly direction and 2.4 x 4m in the north easterly direction measured to the nearside edge of the adjoining highway. Visibility is impeded by the existing building in the south westerly direction. Visibility in the north easterly direction is restricted by the existing boundary fence / vegetation and the required splay would also need to cross 3rd party land.

I would normally not support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access. However, given its previous use as a hair salon and residential flat on the first and second floor, the proposed development is considered likely to result in a reduction in vehicle movements through this access and a reduction in parking demand generally whereby most customers are previously likely to have parked on the adjoining highway.

Parking & Turning Provision

Adequate parking and turning provision would typically need to be provided for the proposed development. I assume that the property will be converted to either a 2 or 3 bedroom dwelling which

would normally require a maximum of either 2 or 3 spaces. The property currently has provision for one off-road parking space with no turning provision. However, given its previous use as a hair salon and residential flat on the first and second floor, the proposed development is considered likely to result in a reduction in vehicle movements utilising this access and a reduction in parking demand generally whereby most customers are likely to have parked on the adjoining highway.

In conclusion, I would have no objections to the proposed development on highway grounds

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. K. M.', written in a cursive style.

Chief Officer, Environment & Technical