

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0299	Your Ref:	P/2018/0299
Date:	11 July 2018		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2786 4229 Former bank premises, Crane Street, Cefn Mawr
Development: Renovation of former bank premises together with first floor extensions to provide 2 no. two bedroom flats

I refer to your consultation dated 11 July 2018 in respect of the above.

The development site has two existing accesses on to the classified highway Crane Street subject to a 30 mph speed limit although vehicular speed is considered to be no greater than 20 mph due the geometry of the road.

The access to the clinic will remain unaltered but a boundary fence will be erected to prevent access to the parking area to the rear of the proposed development.

The proposed site access provides adequate visibility on to the highway.

Parking provision for the dwellings is marginally below the maximum standards in LPGN 16. However this is a highly sustainable site in the centre of the village. A similar level of parking was supported by the planning committee on the 2015 application. 3 additional spaces are provided for the existing bank (A2 planning class) which is considered adequate in this instance.

I recommend that any permission include the following conditions

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Peter D. Stewart

pu Service Manager Environment