

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment & Planning

Our Ref: P/2018/0625 **Your Ref:** P/2018/0625

Date: 13 August 2018

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

Location: O. S Grid Ref: 1640 3730 Former Saron Chapel, Nantyr

Development: Change of use of disused chapel to create 1 no. dwelling and new access

I refer to your consultation dated 31 July 2018 in respect of the above.

The development site is located on an unclassified road subject to the national speed limit although vehicular speed is likely to be no more than 15 mph due to the geometry of the road.

The site has an existing D1 class use with no parking provision at the site.

The change to residential use proposes a single car parking space. Although this is below LPGN recommendations for a 2 bedroom dwelling it is considered to be an improvement on the existing situation.

I therefore advise you that any permission should include the following conditions:

CONDITIONS

ZJO7 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway

ZJO9 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

peter doothwaite

My Service Manager Environment