

MEMORANDUM

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

Our Ref: P/2018/0535 **Your Ref:** P/2018/0535

Date: 13 August 2018

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

Location: O. S Grid Ref: 3084 5299 Salem Chapel, Pisgah Hill, Pentre Broughton
Development: Demolition of chapel and outline application for the erection of 1 no. detached dwelling

I refer to your consultation dated 4 July 2018 in respect of the above.

The site is located at the junction of Pisgah Hill and Westminster Road both of which are subject to 30mph speed limit although given the geometry of the road it is likely that vehicles on Pisgah Hill travel at no more than 15mph.

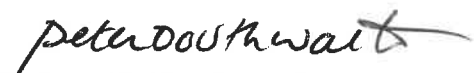
There is no dedicated off road parking at the existing site which I presume has an existing D1 class use.

The development proposals demonstrate the provision of three off road parking spaces being constructed with a driveway access on to Pisgah Hill. Visibility to the west of the access is below recommendations. To the east it is considered acceptable due to the proximity of the Westminster Road junction.

Visibility at the junction of Pisgah Hill and Westminster Road is substandard in both directions. It is however possible to improve visibility to the north by reducing the height of the front boundary wall of the development site. Reducing the height of a 2m length of wall on Pisgah Hill and an 8m length on Westminster Road would provide a visibility splay of approximately 2.4 x 33m which would provide significant benefit to all road users in the vicinity of the site.

Whilst the proposed driveway falls short in visibility to the west, I would be prepared to support the application if significant improvement could be made to visibility at the Pisgah Hill and Westminster Road junction.

Please ask the applicant to amend the plans in accordance with the comments above.


Service Manager Environment

by