

# MEMORANDUM

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| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2018/0299                 | <b>Your Ref:</b> | P/2018/0299                                  |
| <b>Date:</b>    | 18 May 2018                 |                  |                                              |

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**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 16 April 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.

However the proposed parking arrangement does not permit adequate manoeuvrability within the site. Any parking space requires 6m behind to allow for turning.

Please ask the applicant to reconsider the parking layout. If the applicant is willing to alter the layout then I would be willing to support the application.

Subject to an acceptable parking layout 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 Doonan*

*PM* Service Manager Environment