

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0273	Your Ref:	P/2018/0273
Date:	25 April 2018		

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

Location: O. S Grid Ref: 2839 4187 Black Lion Inn, Park Road, Newbridge

Development: Change of use from public house to 1 no. dwelling to include parking and use of existing vehicular access

I refer to your consultation dated 10 April 2018 in respect of the above.

The development site has an existing access on to Park Road; an unclassified highway subject to a 30mph speed limit. The access currently serves a car park for the Black Lion Public House.

Visibility is approximately 2.4 x 14m in both directions from the existing access and is below Welsh government guidelines.

The proposed development is unlikely to generate any more traffic than its current use as a pub car park. However the proposed car park layout indicates a parked vehicle parallel to Park Road on both sides of the access. This has the effect of reducing visibility splays to 2.4 x 5m in both directions and would consequently make the access more dangerous than the existing.

It is considered essential for visibility at the access to be maximised. This can be achieved by setting back any parking spaces 2m from the adjacent highway.

In its current format I would recommend that the application is refused for the following reason

- The restricted visibility at the proposed access would be likely to result in additional danger to road users.

If the applicant is willing to amend the plans then I will be able to re consider my response

peta vouthwaite
m Service Manager Environment