

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2017/1061 **Your Ref:** P/2017/1061

Date: 1 March 2018

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

Location: O. S Grid Ref: Graig Wen Farm, Brymbo Road, Bwlchgwyn
Development: Conversion of outbuilding to residential use (1 dwelling) together with single garage and extension to Graig Wen farmhouse

I refer to your consultation dated 29 December 2017 concerning the above.

The development site is located off an unadopted road with an access on to the classified highway Brymbo Road. The road is subject to a 20mph speed limit for which Welsh government guidelines recommend visibility splays measuring 2.4 x 25m in both directions. Visibility is below standard in both directions.

The outbuilding proposed for conversion has an existing agricultural use and there is consequently a traffic generation associated with that use. Although the level of agricultural use has diminished over the last few years the potential traffic generation is still relevant in assessing this proposal.

Any new residential dwelling would be expected to generate approximately 6 to 8 traffic movements per day. Given that the agricultural use of the site could have generated a similar figure it is difficult to justify a refusal on highway grounds in this instance.

I recommend that any permission include the following conditions:

CONDITION

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

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.

Peter Douthwaite

Service Manager Environment