

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/0683	Your Ref:	SEH/P/2016/0683
Date:	8 TH August 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 373 420 Restaurant, 8A Bangor Road, Overton..

Development: Change of use of existing first floor restaurant into 1 no. apartment.

I refer to your consultation dated 19/07/2016 in respect of the above.

The proposed development site is located on Bangor Road which is a classified road subject to a 30mph speed limit.

Based on speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from a central position along the frontage of the existing parking area is approximately 2.4 x 32m to the north east and 2.4 x 28m to the south west measured to the nearside edge of the adjoining highway which does not comply with the requirements of Manual for Streets. However, this is an existing car park (approximately 7 spaces) which currently serves a restaurant and chip shop.

Based on LPGN 16 - Class A3 Use, the existing 81m² (first floor) restaurant would normally be required to provide 1 space per 4m² public floor space equating to the maximum requirement of 20 spaces.

Based on LPGN 16 - Class C3 Use, the proposed 3 bedroom apartment would normally be required to provide a maximum of 3 spaces.

Given the significant reduction in parking demand and likely traffic generation of the proposed development compared with the existing use, I would have no objections to the proposed development on highway grounds.

However, it is not clear from the application as to how many spaces will be allocated to the apartment and how they will be laid out / reserved for the occupants of the apartment. **I would recommend that the applicant submits further information to clarify this issue.**

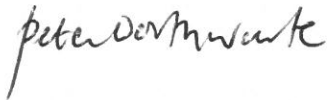
I therefore have no objections to the proposed development and would recommend that any permission includes the following condition :-

CONDITION

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.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



ph

Service Manager Environment