

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0264	Your Ref:	P/2016/0264
Date:	21 April 2016		

Location: O. S Grid Ref: 2968 5226 Cana Chapel, 14 St Albans Road, Tanyfron
Development: Conversion to 5 no. two bedroom dwellings, construction of car parking, demolition of rear section and landscaping.

I refer to your consultation dated 21 March 2016 in respect of the above.

The development site is situated on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road. Visibility at the existing access is below standard in both directions. The access serves an adjacent dwelling as well as the existing Chapel.

The site has an existing D2 use which could potentially cause serious parking issues on St Albans Road where there is already concern over on street parking.

The proposed development provides 8 off road parking spaces, just below the maximum standards recommended in LPGN 16. The proposal has the significant benefit of reducing car parking requirements for the development site and thereby reduces parking demand on St Albans Road

Whilst it is acknowledged that visibility at the access is below standard, it is possible to improve visibility in an easterly direction by removing part of the hedgerow.

I recommend any permission include the following conditions:

CONDITIONS

NONSTDC 038R VISIBILITY SPLAYS IN EASTERLY DIRECTION (NEARSIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in an easterly direction 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.

**ZJO9
033R**

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

**ZJO7
043R**

ACCESS SURFACE (5 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the approved drawing 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.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Peter Oatthwaite

P Service Manager Environment