

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0518

Your Ref: P/2010/0518

Date: 7 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3080 5240 St Peters Church, Church Road, Brynteg

Development: Conversion of former church to one dwelling and formation of parking spaces..

I refer to your consultation dated 21 June 2010 in respect of the above.

The development site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 15 mph due to the geometry of the road.

There is no existing parking provision at the site. As the site has a D1 class use it could be used as a day nursery or public hall without planning permission. This could potentially create serious traffic issues in the vicinity of the site – in terms of both parking problems and capacity.

Use of the site as a dwelling would not create any issues of capacity. Given its proximity to a busy bus route parking provision is considered adequate for a three bed dwelling.

I would normally raise concerns over the proposed parallel parking layby because of its potential to cause drivers to undertake three point turns in the highway. However given the street layout, turning within the highway is considered highly unlikely in this instance.

Despite the parallel parking layby being a departure from our normal standards, I am satisfied in this instance that there is highway benefit to be gained from supporting this application compared to its existing and potential class use.

I would however prefer the parking area to be constructed using a bound material to prevent the proposed gravel finish from spilling on to the highway.

I therefore advise you that any permission should include the following conditions:

CONDITIONS

NONSTDC VEHICLE PARKING AREA

035R The vehicle parking area shall be constructed in accordance with the approved plan (2.4m wide and 14.4m long) prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC SURFACE OF PARKING AREA

043R The parking area shall be hard surfaced using a bound material (tarmac or setts) and a kerb line will be constructed along the road edge to delineate the edge of the adopted highway.



for Operational Manager Traffic & Transportation