

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/P/2011/0625

Your Ref: MP/P/2011/0625

Date: 23 September 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2830 5110 New Inn, 30 High Street, Coedpoeth

Development: Change of use of public house to residential dwelling together with associated amenity space and car parking.

I refer to your consultation dated 7 September 2011 in respect of the above.

The development site is located on the classified highway subject to a 30 mph speed limit; the site also has a frontage with an unadopted road known as Victoria Road.

The site currently consists of a public house with 3 bedroom dwelling on the first floor. The site has parking space for approximately six vehicles with access taken off Victoria Road; the site frontage is not fenced in so visibility from each parking space is currently maximised.

The proposed development changes the use from a 3 bedroom dwelling and public house to a 4 bedroom dwelling. Adequate off road parking is demonstrated. However the proposed fence along the frontage of Victoria Road will reduce visibility to well below recommended standards. I suggest that the fence is realigned to permit adequate visibility of 2.4 x 15m to the centre line in a south westerly direction. To the north visibility is no worse than the existing situation.

Given the substandard design of Victoria Road and its substandard junction with High Street, it is considered that the likely reduction in vehicular and pedestrian traffic as a result of the change of use will be of highway benefit.

I recommend any permission include the following conditions:

CONDITIONS

NONSTD
038R

VISIBILITY SPLAYS (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 metres in a south westerly direction measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays

shall thereafter be permanently retained clear of any such obstruction to visibility.

NOTE TO APPLICANT

E02NA

HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".

A handwritten signature in black ink, appearing to read 'J. Kent' or similar, written in a cursive style.

Infrastructure and Planning Manager