

MEMORANDUM



From: Infrastructure & Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/AM/2011/0041

Your Ref: P/2011/0041

Date: 23 February 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 349 498 The Red Dragon PH, Prince Charles Road

Development: Change of use of public house to provide supported group living accommodation for 7 adults with acquired brain injury (ABI)

I refer to your consultation dated 27 January 2011 in respect of the above and would comment as follows:-

Prince Charles Road is an unclassified road subject to a 30mph; however vehicles are unlikely to travel at speeds greater than 25mph due to the traffic calming. Manual for Streets requires visibility splays of 2.4 x 33m in both directions; this would appear to be achievable in both directions.

In principle I have no objections to development proposals at this site and I would recommend any permission include the following condition:-

CONDITION

ZJ22

035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the approved drawing no. D/10/093-3 – Dated 14 January 2011 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.

ZJ15

038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions 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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ20

038R

PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side

measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ09
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.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 3, 4 & 5



Infrastructure and Planning Manager