

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0311

Your Ref: P/2011/0311

Date: 16 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3110 4710 Hafod y Bwch, Corkscrew Lane, Rhostyllen

Development: Conversion of outbuildings to residential (re-submission of planning application no. P/2010/0939)

I refer to your consultation dated 3 May 2011 in respect of the above.

The development site is situated on an unclassified highway subject only to the national speed limit. The existing site access suffers from substandard visibility in a westerly direction. The road giving access to the site is of restricted width and does not permit the simultaneous passage of two vehicles. I would not therefore be able to support any development that increased traffic generation from the site.

It is understood that the buildings proposed for conversion were formerly used as joinery business; that being the case then it is unlikely that residential conversion will generate as much traffic as that potentially generated by a business. I do not therefore intend to raise an objection to the proposal.

There is adequate room to provide off road parking within the site.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R 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.

SUPPLEMENTARY NOTES

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

Infrastructure and Planning Manager