

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0353

Your Ref: P/2011/0353

Date: 02 June 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2920 4660 The Old Builders Yard, Baptist Street, Ponciau

Development: Demolition of workshops and erection of 3 no. 3 bedroom houses

I refer to your consultation dated 19 May 2011 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 15mph due to the geometry of the road.

The site is currently occupied by a builders yard which has a roughly central access point. Traffic generation will potentially reduce as a result of this proposal.

The proposed development utilises a similar access position but will benefit from improved visibility.

Parking provision is 1 space per dwelling below the maximum standards recommended by LPGN 16. Given the proximity of the site to local services it is considered that parking provision is acceptable in this instance.

The proposed access design will require some alterations in order to improve manoeuvrability into and out of the parking spaces.

Whilst I have no problem in principle with the proposal the submitted design needs some amendments to the access.

Please ask the applicant to resubmit plans for our approval.

Infrastructure and Planning Manager