

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0537

Your Ref: P/2010/0537

Date: 13 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3020 4560 Rehobeth Gospel Hall, off Heol Kenyon, Johnstown

Development: Erection of a new gospel hall

I refer to your consultation dated 24 June 2010 in respect of the above.

The development site has an existing access via a 2.3m wide path on to the unclassified highway known as Heol Kenyon. The path serves not only as an access to the chapel but is also an adopted public footway.

The applicant has stated that he has been advised by the Highway department that vehicular access should be taken from the rear access to the site from Heol Ddyfrdwy. This is not strictly true; the comments regarding use of the rear access were made in connection with potential use of the site for residential dwellings where it was considered that an increase in traffic generation could lead to additional danger for pedestrians using the existing access route off Heol Kenyon.

Given that the use of the access road is unlikely to increase as a result of this proposal I would be willing to support continued use of the existing access off Heol Kenyon particularly if there is local opposition to the use of Heol Ddyfrdwy.

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

CONDITIONS

J44C VEHICLE PARKING AND TURNING AREAS

026R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes, free of all obstruction.

J35AC NO VEHICULAR ACCESS FROM HEOL DDYFRDWY

026R There shall be no vehicular means of access to the site from Heol Ddyfrdwy.

for Operational Manager Traffic & Transportation