

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0139

Your Ref: P/2011/0139

Date: 10 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3400 5590 The Grange, Gegin Lane, Llay

Development: Conversion of existing nursery units into 2 no. residential dwellings.

I refer to your consultation dated 01 March 2011 in respect of the above.

The development site has an existing access on to a classified highway subject to a 60 mph speed limit although it is considered that vehicles travel at no more than 30 mph due to the geometry of the road.

Visibility from the access onto Gegin Lane is adequate in a westerly direction but the boundary hedge of an adjacent field restricts visibility to the east.

However, the site has a current planning use as a children's nursery and it is considered that traffic generation as a result of the proposed development is likely to be far less onerous than that of its current use. I therefore make no objection to the proposal on the grounds of substandard visibility at the site access.

There is ample space within the site to provide off road parking.

I recommend that any permission include the following conditions:

CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

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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