

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0932

Your Ref: P/2010/0932

Date: 30 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2810 4360 Blue Bell Inn, Delph Road, Acrefair

Development: Conversion of redundant outbuildings to form semi detached dwelling

I refer to your consultation dated 10 November 2010 in respect of the above site.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to approximately 50mph. The visibility splays laid out at the existing access are below standard but are the best available using land under the applicants control.

Given that the access was formally used as a pub car park and latterly used as a taxi office, the traffic generated by the proposal is considered to be no more onerous than its existing use. I cannot therefore justify objecting to the proposal on the grounds of inadequate visibility.

The plan does not demonstrate parking provision for the development but there is clearly more than adequate room available to park within the site.

I recommend any permission include the following conditions:

CONDITIONS

ZJO9
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.

ZJ21
038R

MAXIMISING VISIBILITY

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be

provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

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

A handwritten signature in black ink, appearing to be 'J. P. W.', is written above the title.

Infrastructure and Planning Manager