

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0577

Your Ref: P/2010/0577

Date: 24 August 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2980 4660 Land at Aberderfyn Road, Johnstown

Development: Erection of 4 no. self contained flats

I refer to your consultation received 19 August 2010 in respect of the above.

The site has an existing access on to an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road. The existing site access is well below standard in terms of visibility.

The site currently benefits from a planning permission granted for 4 flats dating back to 2008. (P/2008/0576) The application was only supported by the highway department as it was considered that the traffic generation from the proposed development of 4 flats was likely to be no more onerous than potential traffic generation from its existing use as a builders yard.

I am concerned that the first floor plan for office accommodation is of such a size that it could potentially be used to operate a business from. The layout is such that conversion into dwellings may also be possible in the future.

I would be unable to support any application that increases traffic generation through a substandard access.

I therefore recommend that the application is refused on the grounds of the potential for increased traffic generation through a substandard access.

Note

If the building were smaller and was clearly only for use as a home office/ domestic garage and could not potentially be converted into dwellings then I may be able to withdraw my objection.

For Operational Manager Traffic & Transportation