

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment & Planning

Our Ref: P/2019/0154 **Your Ref:** P/2019/0154

Date: 13 March 2019

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3084 5299 Salem Chapel, Pisgah Hill, Pentre Broughton
Development: Conversion of chapel into 3 bed dwelling to include demolition and rebuilding of front facade to reduce size of structure

I refer to your consultation dated 13 March 2019 in respect of the above.

The site is located at the junction of Pisgah Hill and Westminster Road both of which are subject to 30mph speed limit although given the geometry of the road it is likely that vehicles on Pisgah Hill travel at no more than 15mph.

There is no dedicated off road parking at the existing site which I presume has an existing D1 class use.

The development proposals demonstrate the provision of two off road parking spaces being constructed with access on to Pisgah Hill. Visibility to the west of the access is below recommendations. To the east it is considered acceptable due to the proximity of the Westminster Road junction.

Despite these problems the site currently has a D1 class use and it could be used as a day nursery or public hall without planning permission which could potentially create traffic issues in the vicinity of the site.

I am therefore satisfied in this instance that there is highway benefit to be gained from supporting this application compared to its existing and potential class use.

I recommend that any permission include the following condition:

CONDITION

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawing(s) No(s).
 @@@@ 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.

**ZJO7
043R**

ACCESS SURFACE (5 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

**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.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.



Service Manager Environment