

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0234	Your Ref:	P/2019/0234
Date:	16 April 2019		

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

Location: O. S Grid Ref: 2823 4392 Glenwyn Boarding Kennels, Delph Road, Acrefair
Development: Demolition of existing kennel buildings and removal of static caravan (office), outline application to erect a pair of semi detached dwellings together with gardens and parking

I refer to your consultation dated 28 March 2019 in respect of the above.

The existing site consists of two separate accesses serving the kennels and the existing dwelling.

Visibility at both accesses is considered acceptable for the prevailing speed of traffic along Delph Road. Parking and turning appears to be available within the forecourt area of the kennels.

The proposed development provides 6 spaces adjacent to the highway. Whilst visibility for each space may be acceptable there is no turning facility provided. It is current council policy to provide adequate off road parking and turning facilities for development located on a classified highway.

I would therefore raise concern that the proposed development does not make adequate provision for the turning of vehicles clear of the public highway.


Service Manager Environment