

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0935	Your Ref:	P/2017/0935
Date:	12 December 2017		

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

Location: O. S Grid Ref: 3482 5683 Mount Alyn Gatehouse, Croeshowell Hill, Burton

Development: Change of use of garage to living accommodation, erection of shed and alterations to driveway and parking arrangements

I refer to your consultation dated 16 November 2017 in respect of the above.

The site is located with an existing access on to Croeshowell Hill which is subject to a 40mph speed limit. Visibility at the existing access is below Welsh Government recommendations of 2.4 x 120m in both directions.

There is more than adequate space within the site to provide adequate parking and turning facilities. The width of the existing access permits the simultaneous passage of vehicles.

I would not normally wish to support the addition of more traffic through a substandard access. However it is considered that the proposal is unlikely to generate any more than a nominal increase in traffic exiting from the site access.

I recommend that any permission include the following conditions:

CONDITIONS

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.

Peter Douthwaite

CP Service Manager Environment